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ACCOUNT NO. : 072100000032

REFERENCE : 585359 81229A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : October 31, 1997

ORDER TIME : 10:56 AM

ORDER NO. : 585359-005

CUSTOMER NO: 81229A

CUSTOMER: Sharon B. Logan, Esq
SHARON B. LOGAN, ESQUIRE

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****122.50 ****122.50

Suite 110
400 South Atlantic
Ormond Beach, FL 32176

DOMESTIC FILING

NAME: MENU REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kim Clemons

EXAMINER'S INITIALS:

FILED
97 OCT 31 PM 2:58
TALLAHASSEE, FLORIDA

RECEIVED
97 OCT 31 PM 12:17
TALLAHASSEE, FLORIDA

SN OCT 31 1997

SHARON B. LOGAN, P.A.

ATTORNEY AT LAW
THE ALIKI PLAZA-SUITE 110
400 S. ATLANTIC AVENUE
P.O. BOX 4258

ORMOND BEACH, FLORIDA 32175-4258

SHARON B. LOGAN
FLORIDA BAR CERTIFIED
REAL ESTATE LAWYER

TELEPHONE (904) 673-5787
FAX (904) 673-2496

October 30, 1997

Secretary of State
Corporate Division
Post Office Box 6327
Tallahassee, Florida 32301

RE: Menu Realty, Inc.

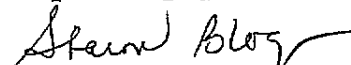
Gentlemen:

I am enclosing herewith the original and one copy of the Articles of Incorporation for the above named corporation. In addition, a check in the amount of \$122.50 is enclosed which represents the following fees:

Certified Copy	52.50
Filing Fee	35.00
Registered Agent	<u>35.00</u>
Total	\$122.50

Please file the original of the enclosed Articles of Incorporation and return the certified copy to the undersigned.

Very truly yours,


Sharon B. Logan

SBL/cvs
Enclosures

ARTICLES OF INCORPORATION

OF

Menu Realty, Inc.

ARTICLE I - NAME AND PRINCIPAL LOCATION

The name of this corporation is "Menu Realty, Inc.". The principal location of the corporation is 435 South Ridgewood Avenue, Daytona Beach, Florida 32114.

ARTICLE II - DURATION

This corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The general nature and purposes of the business to be transacted, promoted and carried on by the corporation are as follows: sale of real property and engaging in any act, duties or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue Five Hundred (500) shares of common class, at One Dollar (\$1.00) par value.

ARTICLE V - CAPITAL STRUCTURE: Subchapter S Corporation

This corporation is authorized to issue only one class of stock, and all issued stock shall be held of record by not more than ten (10) persons. The stock shall be issued and transferrable only to natural persons who are not non-resident aliens.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 435 South Ridgewood Avenue, Daytona Beach, Florida 32114. The name of the initial registered agent at that address is Corey Berman.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time by an amendment of the By-Laws of the corporation in the manner provided by law, but shall never be less than one (1).

The name and address of the initial director of this corporation is:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NAME

ADDRESS

Corey Berman

304 Dunlawton Avenue
Port Orange, FL 32127

ARTICLE VIII - INCORPORATORS

The name and address of the Incorporator signing these Articles of Incorporation is: Corey Berman.

ARTICLE IX - POWERS

This corporation shall have all the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE X - INDEMNIFICATION

This corporation shall indemnify any officer or any former officer to the full extent permitted by Law.

ARTICLE XI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE XII - INFORMAL DIRECTOR ACTION

If all of the Directors severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writings evidencing their consent are filed with the Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors.

ARTICLE XIII - INFORMAL SHAREHOLDER ACTION

Any action of the Shareholders may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all Shareholders entitled to vote upon such action at a meeting and filed with the Secretary of the Corporation as part of the corporate records.

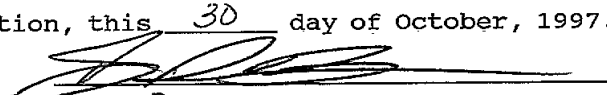
ARTICLE XIV - PRE-EMPTIVE RIGHTS

Each Shareholder of the corporation shall have the first right to purchase shares of stock in this corporation that may from time to time be issued, whether or not presently issued, in the ratio of the number of shares he owns at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares.

ARTICLE XV - COMPLIANCE

All officers, directors and shareholders shall comply with the requirements of Chapter 475, Florida Statutes and the Florida Real Estate Commission.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 30 day of October, 1997.


Corey Berman
Incorporator

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Corey Berman, to me well known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed as his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30 day of October, 1997, in the County and State aforesaid.


Notary Public, State of Florida
My commission expires:



ARTICLES OF INCORPORATION

OF

Menu Realty, Inc.

ACCEPTANCE OF REGISTERED AGENT

The undersigned does hereby accept the designation of Registered Agent for "Menu Realty, Inc.", having its registered office at 435 South Ridgewood Avenue, Daytona Beach, Florida 32114.

The acceptance shall be effective upon the filing of the Articles of Incorporation of said corporation.

Dated: October 30, 1997.


Corey Berman
Registered Agent

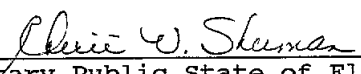
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SECRETARY OF STATE

STATE OF FLORIDA

COUNTY OF VOLUSIA

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Notary Public State of Florida
My Commission Expires:

