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TO: DIVISION OF CORPORATIONS FAX #: (850)922-4001  
FROM: EMPIRE CORPORATE KIT COMPANY ACCT#: 072450003255  
CONTACT: RAY STORMONT  
PHONE: (305)541-3694 FAX #: (305)541-3770

NAME: S & S REAL ESTATE MANAGEMENT, INC.  
AUDIT NUMBER.....H98000002841  
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.  
CERT. OF STATUS..0 PAGES..... 3  
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TALLAHASSEE, FLORIDA

F. CHESSEY FEB 11 1998

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ARTICLES OF INCORPORATION  
OF  
S & S REAL ESTATE MANAGEMENT, INC.

ARTICLE I. CORPORATE NAME

The name of this Corporation shall be  
S & S REAL ESTATE MANAGEMENT, INC.

ARTICLE II. PRINCIPAL PLACE OF BUSINESS

The principal place of the business of the corporation shall be:  
4905 NW 7 Avenue  
Miami, Florida 33127

ARTICLE III. NATURE OF CORPORATE BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

ARTICLE IV. CAPITAL STOCK

This Corporation is authorized to issue a maximum of One Thousand (1000) shares of stock. The shares of stock authorized shall be common stock having a par value of One Dollar (1.00) per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE V. INITIAL REGISTERED AGENT AND OFFICER

The Corporation's initial Registered Agent and Registered Officer in the State of Florida shall be:  
SHELTON SHATTEEN  
4905 NW 7 Avenue  
Miami, Florida 33127

ARTICLE VI. BOARD OF DIRECTORS

The number of Board of Directors may be altered from time to time by By-Laws adopted by the stockholders. However, the Corporation shall have no less than one (1) director at any time.

ARTICLE VII. INITIAL DIRECTORS

The name and post office address of each member of the initial Board of Directors are:  
SHIRLEE SHATTEEN  
4905 NW 7 Avenue  
Miami, Florida 33127

Prepared by:  
THOMAS G. LEE, Esq.  
11955 West Dixie Highway, Miami, Florida 33161  
305-893-6600  
Florida Bar No. 175198

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ARTICLE VIII. PRE-EMPTIVE RIGHTS

Every shareholder, upon the issuance or sale of either new or treasury stock for cash, property, services, in payment of corporate debts or otherwise, shall have the right to purchase his or her proportionate share thereof.

ARTICLE IX. INCORPORATOR

The name and post office address of the incorporator executing these Articles of Incorporation are as follows:

SHIRLEE SHATTEEN  
4905 NW 7 Avenue  
Miami, Florida 33127

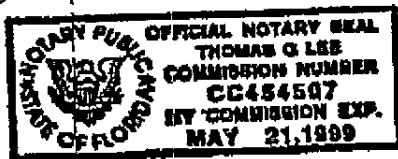
THE UNDERSIGNED INCORPORATOR, for the purpose of forming a Corporation to do business in the State of Florida, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true.


  
SHIRLEE SHATTEEN

STATE OF FLORIDA )  
                              )SS  
COUNTY OF DADE )

BEFORE ME, the undersigned, a Notary Public, duly authorized in the state and county named above to take acknowledgments, personally appeared SHIRLEE SHATTEEN to me known to be the person described as the Incorporator in the foregoing Articles of Incorporation, and he acknowledged to me that he executed said Articles of Incorporation.

WITNESS my hand and official seal at Miami, Dade County, State of Florida, on this 6th day of FEBRUARY, 1998.



  
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The undersigned hereby accepts the foregoing designation as initial Registered Agent and agrees to comply with the provisions of law applicable to said designation.

  
SHELTON SHATTEEN

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