

P98000028647
KEVIN R. DEGNAN
Attorney at Law

Office Address
339 S.W. 30th Terrace
Deerfield Beach, FL 33442
Office 305 421-7429

Mailing Address
P.O. Box 1046
Deerfield Beach, FL 33443
Fax 305 429-3624

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAR 26 PM 12:36

Date: March 18, 1998

Department of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32301

If by Fed Ex to:
409 East Gains Street
Tallahassee, FL 32301
(904) 488-9000

Dear Sirs: --

Please find enclosed a copy of the articles of incorporation of Kavanagh Realty, Inc., a corporation to be established pursuant to the laws of the State of Florida.

Please file the articles and return a certified copy thereof to the above address.

A check for \$122.50 has been enclosed to cover the following:

Filing	\$35.00
Certified Copy	52.50
Designation/Registered Agent	35.00

Thanks for your attention to this matter.

100002469321--9
-03/26/98--01069--011
****122.50 ****122.50

Sincerely,


Kevin Degnan

D. BROWN MAR 27 1998

ARTICLES OF INCORPORATION

KAVANAGH REALTY, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAR 26 PM 12:36

BY THESE ARTICLES OF INCORPORATION the incorporator forms a corporation for profit under Florida law.

ARTICLE 1

The name of the corporation is Kavanagh Realty, Inc.

ARTICLE 2

The corporation shall exist perpetually.

ARTICLE 3

The purpose of this corporation is to transact any or all lawful businesses for which corporations may be incorporated under Chapter 607 Florida Statutes.

ARTICLE 4

This corporation is authorized to issue 300 shares of common stock of a par value of One Dollar (\$1) per share.

ARTICLE 5

The corporation is to commence existence immediately upon the filing of these articles.

ARTICLE 6

The name and address of the incorporator is Michael Kavanagh of 750 SW 5th Street, Boca Raton, FL 33486.

ARTICLE 7

This corporation shall have one director initially. This number shall be fixed by the Bylaws and may be changed from time to time. The name and address of said director is: Michael Kavanagh of 750 SW 5th Street, Boca Raton, FL 33486. He shall hold office until the first annual meeting of stockholders.

ARTICLE 8

The name and address of the first president, secretary and treasurer of the corporation is Michael Kavanagh of 750 SW 5th Street,

Boca Raton, FL 33486.

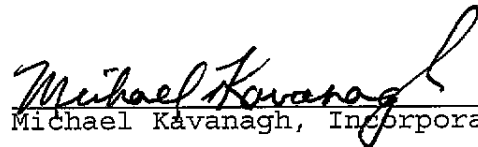
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAR 26 PM 12:36

ARTICLE 9


The principal place of business of the corporation is 2200 NW
Suite 213
Boca Raton, Blvd., Boca Raton, FL 33431.

ARTICLE 10

The initial registered agent for this corporation is Michael
Kavanagh and the initial registered office is located at 2200 NW Boca
Suite 213
Raton, Blvd., Boca Raton, FL 33431.


Michael Kavanagh, Incorporator

CONSENT OF REGISTERED AGENT: HAVING BEEN NAMED as the registered agent
for this corporation at the registered office designated in the
foregoing articles of incorporation, the undersigned accepts the
designation.


Michael Kavanagh