

TRANSMITTAL LETTER

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FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JUL 10 PM 12:20

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

400002585184--7
-07/10/98--01051--004
*****78.75 *****78.75

SUBJECT: Pier Realty Corp.
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate

\$122.50
Filing Fee
& Certified Copy

\$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: KATHY MURPHY
Name (Printed or typed)

12460 NE 56th St.
Address

FORT LAUDERDALE, FL 33334
City, State & Zip

(954) 771-0772 OR (954) 270-4433
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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ARTICLES OF INCORPORATION
OF
PIER REALTY CORP.

ARTICLE I - NAME

The name of this corporation is: **Pier Realty Corp.**
The principle office an mailing address of this
corporation is: **4305 NE 23rd Avenue, Fort Lauderdale, Florida 33308.**

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date
of the filing of these Articles of Incorporation with the Department of
State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all
lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 500 shares of \$1.00 par value
common stock which shall be designated "Common Shares".

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this
corporation, shall have the right to purchase his prorata share thereof
(as nearly as may be done without issuance of fractional shares) at the
price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation
is: **4305 NE 23rd Avenue, Fort Lauderdale, Florida 33308.**
The name of the initial registered agent of this corporation at that
address is: **Susan Carlsen.**

*Having been named as registered agent and to accept service of process
for the above stated corporation at the place designated in this
certificate, I hereby accept the appointment as registered agent and
agree to act in this capacity. I further agree to comply with the
provisions of all statutes relating to the proper and complete
performance of my duties, and I am familiar with and accept the
obligations of my position as registered agent.*

Susan Carlsen
Signature/Registered Agent

July 8, 1998
Date

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation's Initial Board of Directors shall consist of two Directors and may be either increased or decreased from time to time in accordance with the By-Laws. The names and addresses of the Directors of this corporation are:

Kathy Murphy
1460 NE 56th Street
Fort Lauderdale, FL 33334

Susan Carlsen
4305 NE 23rd Avenue
Fort Lauderdale, FL 33308

ARTICLE VIII - INCORPORATORS

The name and address of the person signing these Articles is:

Kathy Murphy
1460 NE 56th Street
Fort Lauderdale, Florida 33334

ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X - AMENDMENT

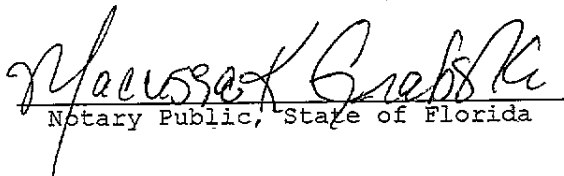
This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 8th day of July, 1998.



Kathy Murphy

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of July, 1998, by Kathy Murphy, who is personally known to me, or who has produced driver's license as identification, and who did take an oath.


Notary Public, State of Florida

My commission expires: 9/5/2000

 MAUREEN K. GRABSKI
My Comm Exp. 9/05/2000
Bonded By Service Ins
No CC582804
 Personally Known Other I D

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