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JOSHUA D. BASH, ESQ.

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September 9, 1998

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Secretary of State
Division of Corporations
P.O.B. 6327
Tallahassee, FL. 32314

Re: A&G PROPERTIES, INC.

Dear Sir/Madam:

Enclosed please find my check in the sum of \$122.50 and an original and one copy of the Articles of Incorporation for the filing fee and a certified copy of the Articles of Incorporation for the above-named Corporation.

Please return a certified copy of the Articles of Incorporation to the undersigned.

Please call me if you have any questions with regards hereto.

Thank you for your anticipated cooperation herein.

Very truly yours,

JOSHUA D. BASH, ESQ.

JDB/hs
Enclosures

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 SEP 29 PM 1:15

1 S. BROCK SEP 29 1998

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ARTICLES OF INCORPORATION OF
A&G PROPERTIES, INC.

The undersigned, acting as incorporator(s) of a corporation pursuant to Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be A&G PROPERTIES, INC.

ARTICLE II

The corporation shall exist perpetually and for an indefinite period.

ARTICLE III

This corporation is authorized for the purpose of transacting any and all lawful business permitted under the laws of the United States and the State of Florida.

1. To act as agent, broker or attorney in fact for any persons or corporations dealing in real property or personal property and to borrow, mortgage or raise money or other capital necessary to conduct the business of the corporation.

2. To perform or cause to be performed all of the acts necessary to effect the corporate purpose, including the conduct of business outside the State of Florida, in the other states or possessions of the United States or in any foreign country.

ARTICLE IV

This corporation is authorized to issue ONE HUNDRED (100) shares of FIVE (\$5.00) DOLLARS par value capital stock.

ARTICLE V

The amount of capital with which this corporation will begin business will be FIVE HUNDRED (\$500.00) DOLLARS.

ARTICLE VI

The principal office of this corporation shall be at 20530 Southwest 51st Street, Fort Lauderdale, FL. 33332.

ARTICLE VII

The street address of the initial registered office of this corporation is 20530 Southwest 51st Street, Fort Lauderdale, FL. 33332 and the name of the initial registered agent at that address is ARIE GUTMAN.

ARTICLE VIII

The corporation shall have two director initially. The number of directors may be either increased or decreased by the bylaws but shall never be less than two. The names and addresses of the initial directors of the corporation, who shall serve subject to these Articles, the by-laws and the corporation laws of the State of Florida and who shall hold office for the first year of corporate existence or until their successors are elected or have qualified are:

ARIE GUTMAN and GABRIELA GUTMAN, at 20530 Southwest 51st Street, Fort Lauderdale, FL. 33312

ARTICLE IX

The name and address of the subscriber and officer signing these articles is:

ARIE GUTMAN, President, at 20530 Southwest 51st Street, Fort Lauderdale, FL. 33332

ARTICLE X

The power to adopt, alter, amend or repeal bylaws shall be vested in the board of directors and the shareholders.

ARTICLE XI

Shares of capital stock in this corporation shall be issued initially to the following persons and in the amounts set forth opposite their names:

ARIE GUTMAN, 50% and GABRIELA GUTMAN, 50%, at 20530 Southwest 51st Street, Fort Lauderdale, FL. 33332

The proceeds of the stock subscribed for will be more than the amount necessary to begin business.

ARTICLE XII

Shares held by the initial shareholders listed above shall not be sold or otherwise transferred, encumbered, mortgaged or hypothecated unless such shares are first offered for sale to the remaining shareholders or the corporation. The price and terms of any such sale shall be determined by written agreement among all of the shareholders of the corporation.

ARTICLE XIII

The corporation shall have the following rights and powers:

1. To determine whether and to what extent and at what times and places and under what conditions and regulations the accounts and books of the corporation shall be open to the inspection of shareholders; and no shareholder shall have the right of any corporate account book or document, unless conferred by statute or authorized by written agreement, shareholders or board of directors resolution.

2. The corporation may, in its by-laws, confer powers upon its board of directors, in addition to the foregoing, and in addition to the powers authorized and expressly conferred by statute.

3. The corporation shall have the right to amend, alter, change or repeal any provisions contained in the articles in the manner now or hereafter prescribed by law and all rights granted to shareholders herein are granted subject to this reservation.

ARTICLE XIV

The shareholders may divide themselves into groups for the purpose of obtaining unit control in the corporation, and when any agreement is made between shareholders owning at least FIFTY ONE (51%) PER CENT of the stock then outstanding, said agreement shall be binding upon the corporation, shall be recognized by the directors and shall be observed by the officers of the corporation and the shareholders shall be permitted to include in the agreements made among themselves the following as valid matters of agreement:

1. The manner in which and the persons by whom the directors may be elected.

2. Any limitations upon the transferability and assignability of the stock.

3. The conferring of preemptive rights as a condition precedent to the sale of any stock.

4. The making of by-laws and rules for holding meetings and what constitutes a quorum therefor.

5. Any matters related to effectuating the purposes included in any of the foregoing matters.

Agreements between shareholders shall continue to bind the corporation until there is filed with the president and secretary of the corporation, in duplicate, a written instrument, signed by the parties to the agreement, or their legally constituted successors consenting to the revocation and cancellation of the agreements among the shareholders.

IN WITNESS WHEREOF, the undersigned subscriber has executed the foregoing Articles of Incorporation on this, the 4th day of September, 1998.

ARIE GUTMAN

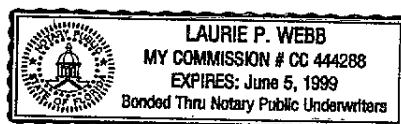
STATE OF FLORIDA

SS:

COUNTY OF BROWARD

Before me, a Notary Public authorized to take acknowledgements in the State of Florida, personally appeared ARIE GUTMAN, under oath, () to me well-known, or passport photo ID having produced the following identification passport photo ID and he acknowledged before me that he executed the foregoing Articles of Incorporation for the purposes set forth therein.

In witness whereof, I have hereunto set my hand and seal in the above County and State on this, the 4th day of September, 1998.



Laurie Webb
NOTARY PUBLIC

PRINT

SERIAL NO.

My Commission Expires:

CERTIFICATE RE: REGISTERED AGENT

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, IT IS SUBMITTED THAT A&G PROPERTIES, INC., DESIRING TO QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS LOCATED AT 20530 SOUTHWEST 51ST STREET, IN THE CITY OF FORT LAUDERDALE, IN THE COUNTY OF BROWARD, STATE OF FLORIDA, HAS NAMED ARIE GUTMAN, LOCATED AT 20530 SOUTHWEST 51ST STREET, IN THE CITY OF FORT LAUDERDALE, IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS ON ITS BEHALF WITHIN THE STATE OF FLORIDA.

BY: 
ARIE GUTMAN, PRESIDENT

DATED: September 4th, 1998

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THE CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.


REGISTERED AGENT

DATED: September 4th, 1998

THIS INSTRUMENT PREPARED BY:

JOSHUA D. BASH, ESQ.
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Aventura Corporate Center
20801 Biscayne Boulevard
Aventura, Florida 33180-1422
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