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February 25, 1999

via certified mail.

return receipt requested

Division of Corporations
Florida Department of State
409 East Gaines Street
Tallahassee, Florida 32399

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*****78.75 *****78.75

EFFECTIVE DATE
2-25-99

Re: L & L REALTY OF PALM BEACH, INC. / Articles of Incorporation
Our File No.: LRPB-0

Dear Sir or Madam:

On behalf of our client, L & L REALTY OF PALM BEACH, INC., enclosed are an original and one copy of its Articles of Incorporation, together with our firm check in the amount of \$78.75 in payment of the following charges:

1. Filing Fee for Articles of Incorporation	\$35.00
2. Certified copy of Articles of Incorporation	35.00
3. Registered Agent Fee	<u>8.75</u>
Total	\$78.75

Please file the original Articles of Incorporation and the certificate designating Registered Agent and return to me a certified copy of the Articles as filed. Thank you.

If you have any questions, please feel free to give me a call.

Sincerely,

Brenda K. Holland

Brenda K. Holland
Legal Assistant

/bkh
Enclosures
171248.1

FILED
99 MAR -1 AM 8:55
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
L & L REALTY OF PALM BEACH, INC.

FILED
99 MAR -1 AM 8:54
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned, acting as incorporator of the captioned corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation:

ARTICLE I

EFFECTIVE DATE
2-25-99

Corporate Name and Principal Office

The name of this corporation is L & L REALTY OF PALM BEACH, INC. and its principal office and mailing address is 400 N. Flagler Dr., Suite 2206, West Palm Beach, FL 33401.

ARTICLE II

Commencement of Corporate Existence

The corporation shall come into existence on the date of subscription and acknowledgment of the Articles of Incorporation.

ARTICLE III

General Nature of Business

The corporation may transact any lawful business for which corporations may be incorporated under Florida law.

ARTICLE IV

Capital Stock

The aggregate number of shares of stock authorized to be issued by this corporation shall be 7,500 shares of common stock, each with a par value of \$.001. Each share of issued and outstanding common stock shall entitle the holder thereof to fully participate in all shareholder meetings, to cast one vote on each matter with respect to which shareholders have the right to vote, and to share ratably in all dividends and other distributions declared and paid with respect to the common stock, as well as in the net assets of the corporation upon liquidation or dissolution.

ARTICLE V

Initial Registered Office and Agent

The street address of the initial registered office of the corporation shall be 220 South Franklin Street, Tampa, Florida 33602, and the initial registered agent of the corporation at such address is John N. Giordano.

ARTICLE VI

Incorporator

The name and address of the corporation's incorporator is:

Name

Brenda K. Holland

Address

220 South Franklin Street
Tampa, Florida 33602

ARTICLE VII

By-Laws

The power to adopt, alter, amend or repeal by-laws of this corporation shall be vested in its shareholders and separately in its Board of Directors, as prescribed by the by-laws of the corporation.

ARTICLE VIII

Indemnification

If in the judgment of a majority of the entire Board of Directors, (excluding from such majority any director under consideration for indemnification), the criteria set forth in §607.0850(1) or (2), Florida Statutes, as then in effect, have been met, then the corporation shall indemnify any director, officer, employee or agent thereof, whether current or former, together with his or her personal representatives, devisees or heirs, in the manner and to the extent contemplated by §607.0850, as then in effect, or by any successor law thereto.

IN WITNESS WHEREOF, the undersigned has executed these Articles this 25TH day of February, 1999.


Brenda K. Holland

171123.1

**CERTIFICATE DESIGNATING
REGISTERED AGENT**

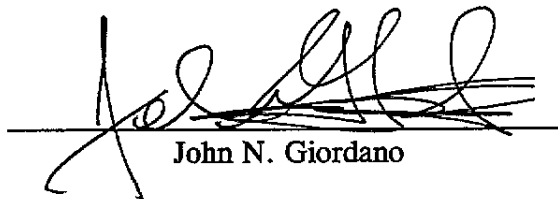
Pursuant to the provisions of §§48.091 and 607.0501, Florida Statutes, L & L REALTY OF PALM BEACH, INC., desiring to organize under the laws of the State of Florida, hereby designates John N. Giordano, an individual resident of the State of Florida, as its Registered Agent for the purpose of accepting service of process within such State and designates 220 South Franklin Street, Tampa, Florida 33602, the business office of its Registered Agent, as its Registered Office.

L & L REALTY OF PALM BEACH, INC.

By 
Brenda K. Holland, Incorporator

ACKNOWLEDGMENT

I hereby accept my appointment as Registered Agent of the above named corporation, acknowledge that I am familiar with and accept the obligations imposed by Florida law upon that position, and agree to act as such in accordance with the provisions of §§48.091 and 607.0505, Florida Statutes.


John N. Giordano

171123.1

FILED
99 MAR - 1 AM 8:54
SECRETARY OF STATE
TALLAHASSEE FLORIDA