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LAWRENCE K. JUDD
ATTORNEY AT LAW
NATIONSBANK BUILDING
901 S.E. 17TH STREET, SUITE 206
FORT LAUDERDALE, FLORIDA 33316

(954)525-3300 OFC
(954)462-8456 FAX

May 24, 1999

Via FedEx

Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

600002885906--8
-05/25/99-01067-011
****78.75 ****78.75

Re: JUDD REALTY, INC.

Gentlemen/women:

Enclosed please find original articles of incorporation for JUDD REALTY, INC. for filing, together with a photocopy of the articles and our check payable to the Secretary of State for \$78.75 for filing and certified copy fees.

Please return the certified copy of the articles to our office address.

Thank you for your services.

Very truly yours,



Lawrence K. Judd

LKJ/
Encls.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

99 MAY 25 PM 1:25

FILED

T. SMITH MAY 28 1999

ARTICLES OF INCORPORATION

OF

JUDD REALTY, INC.

In compliance with the requirements of F.S. Chapter 607, the undersigned, being a natural person, hereby acts as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a business corporation.

99 MAY 25 PM 1:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE I: NAME

The name of the Corporation ("Corporation") is **JUDD REALTY, INC.**

ARTICLE II: PRINCIPAL OFFICE

The street address of the principal office of the Corporation is 901 S.E. 17th Street, Suite 206, Ft. Lauderdale, Florida 33316.

ARTICLE III: CAPITAL STOCK

The maximum number of shares this Corporation is authorized to issue is one thousand (1,000) shares having a par value of one dollar (\$1.00) per share, all of which shall be Common Shares.

ARTICLE IV: REGISTERED AGENT

The initial street address of the Corporation's registered office is 901 S.E. 17th Street, Suite 206, Ft. Lauderdale, Florida 33316. The initial registered agent for the Corporation at that address is Lawrence K. Judd.

ARTICLE V: DIRECTOR(S)

The initial board of directors shall consist of one (1) member. This number may be increased or decreased from time to time in accordance with the Corporation's bylaws, but shall never be less than one. The name and address of the person who will serve on the initial board of directors is Lawrence K. Judd, 901 S.E. 17th Street, Suite 206, Ft. Lauderdale, Florida 33316

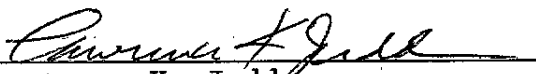
ARTICLE VI: INCORPORATOR

The name and street address of the person signing these articles of incorporation is Lawrence K. Judd, 901 S.E. 17th Street, Ft. Lauderdale, Florida 33316.

ARTICLE VII: INDEMNIFICATION

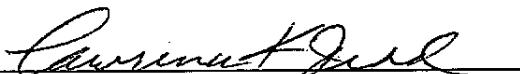
The Corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation on May 24, 1999.


Lawrence K. Judd

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for JUDD REALTY, INC. at the place designated in the articles of incorporation, 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.


Lawrence K. Judd

Date: May 24, 1999.

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TALLAHASSEE, FLORIDA