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REPLY TO: HOLLYWOOD

June 18, 1999

Division Corporation
Att: New Filings
409 East Gaines Street
Tallahassee, Florida 32399

700002910257--4
-06/21/99-01075-004
*****78.75 *****78.75

Dear Sir/Madam:

Enclosed please find the original Articles of Incorporation of M & M Realty Acquisitions Corporation to be filed along with our office check in the amount of \$78.75 representing your costs. I am enclosing a self-addressed envelope for your convenience.

If you have any questions, please do not hesitate to call our office.

Very truly yours,

DICTATED BUT NOT READ
TO AVOID DELAY

STEPHEN J. STRALEY

SJS/sg
Enclosure

FILED
1999 JUN 21 AM 10:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

M & M REALTY ACQUISITIONS CORPORATION

ARTICLE I - NAME

The name of the corporation is M & M REALTY ACQUISITIONS CORPORATION.

ARTICLE II - DURATION

The corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under Chapter 607 of the Florida Statutes.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any time is seventy-five hundred (7,500) shares of common stock, each share having the par value of One Cent (\$.01).

ARTICLE V - ADDRESS

The initial registered office of this corporation is 1720 Funston Street, Suite 209, Hollywood, Florida 33020. The name of the initial Registered Agent at that address is MITCHELL J. LISS.

ARTICLE VI - DIRECTORS

The Corporation shall have two director initially, whose names are MICHAEL R. SZABO and MICHELL J. LISS and the street address is 1720 Funston Street, Suite 209, Hollywood, Florida 33020.

ARTICLE VII - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VIII - SUBSCRIBER

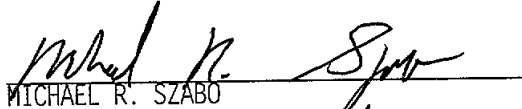
The name and street address of the Incorporator of this Corporation is as follows:

MICHAEL R. SZABO and MITCHELL J. LISS
1720 Funston Street, Suite 209
Hollywood, Florida 33020

ARTICLE IX - PRINCIPAL OFFICE

The street address of the principal office of this Corporation is as follows: 1720 Funston Street, Suite 209, Hollywood, Florida 33020

IN WITNESS WHEREOF, the undersigned subscriber has executed the foregoing Articles of Incorporation this 8th day of June, 1999.

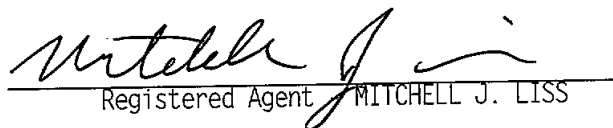

MICHAEL R. SZABO


MITCHELL J. LISS

ACCEPTANCE OF REGISTERED AGENT

Having been named in these Articles of Incorporation to accept service of process for the within-stated Corporation, at the place designated therein, I hereby agree to act in this capacity and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

DATED this 8th day of June, 1999.


Registered Agent MITCHELL J. LISS

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA