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LAW OFFICES
GELB & SPATZ

3400 SOUTHWEST, THIRD AVENUE
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MONROE GELB
CARL A SPATZ

October 5, 1999

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BROWARD (305) 522-8483
FAX NO. (305) 856-9116

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

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-10/06/99--01089--006
*****78.75 *****78.75

RE: JWG REALTY CORP.

Dear Sir or Madam:

In reference to the captioned corporation, please find enclosed herewith the following:

1. Original and an executed copy of the Articles of Incorporation
2. A check made payable to the Division of Corporations in the sum of \$78.75 for the following:

Filing Fee	\$35.00
Certified copy of Articles of Incorporation	\$8.75
Registered Agent Designation	\$35.00
TOTAL	\$78.75

FILED
99 OCT -6 AM 9:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Please return to the undersigned a certified copy of the Articles of Incorporation in the envelope enclosed for your convenience.

Very truly yours,

GELB & SPATZ

BY:

Monroe Gelb

Monroe Gelb

MG/lc
enclosures

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10/11

ARTICLES OF INCORPORATION

OF

JWG REALTY CORP.

ARTICLE I

The name and physical address of the corporation is:

JWG REALTY CORP.
5479 North Federal Highway
Ft. Lauderdale, Fl. 33308

ARTICLE II

This corporation shall have perpetual duration:

ARTICLE III

The purpose for which this corporation is organized is the transaction of any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV

The aggregate number of shares the corporation is authorized to issue is one hundred (100) shares, each share to be of \$10.00 par value.

ARTICLE V

The street address of the registered agent of the corporation is 5479 N. Federal Highway, Ft. Lauderdale, Fl. 33308, and the name of the registered agent is Joel Weiser.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the corporation is one (1) and the name and address of the person serving as director until their successor is elected is:

NAME:

JOEL WEISER

ADDRESS:

5479 N. Federal Highway
Ft. Lauderdale, FL. 33308

FILED
99 OCT -6 AM 9:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA

NOTARY
JOEL WEISER

ADDRESS:

5479 N. Federal Highway
Ft. Lauderdale, FL. 33308

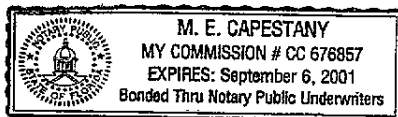
Dated this 4th day of October, 1999.


JOEL WEISER

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day before me personally appeared JOEL WEISER, who is personally known or exhibited his drivers license as identification to me known to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged before me that he executed same of his voluntary act and deed and he did or did not take an oath.

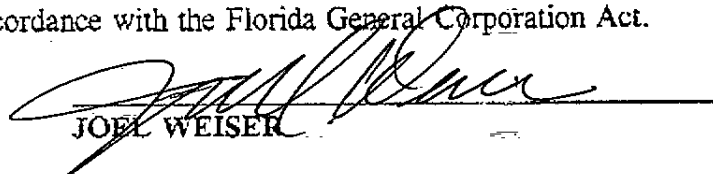
Witness my hand and seal in the County and State last aforesaid this 4th day of October, 1999.




NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

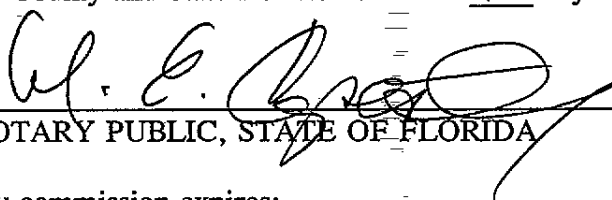
The undersigned hereby accepts the designation of registered agent in the State of Florida for JWG REALTY CORP., and hereby agrees to serve as registered agent until which designation is terminated in accordance with the Florida General Corporation Act.


JOEL WEISER

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day before me personally appeared **JOEL WEISER**, who is personally known or exhibited his drivers license as identification to me known to be the person described in and who executed the foregoing Acceptance of Designation as Registered Agent and acknowledged before me that he executed same of his voluntary act and deed.

Witness my hand and seal in the County and State last aforesaid this 4TH day of October, 1999.



NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

