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LAW OFFICES
JOHN O. HOPKINS, P.A.
8000 N. FEDERAL HWY.
BOCA RATON, FLORIDA 33487
TELEPHONE (561) 367-7600

October 26, 1999

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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*****70.00 *****70.00

RE: DEL MAR REALTY, INC.

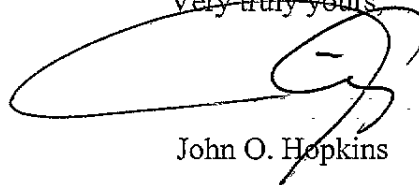
Dear Sir/Madam:

Enclosed please find one original and one copy of the Articles of Incorporation for the above-referenced corporation, as well as the filing fee of \$70.00.

Please file the original and return a certified stamped copy to me at 8000 North Federal Highway, Boca Raton, Florida 33487.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



John O. Hopkins

JOH/cm

enc.

FILED
99 OCT 29 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

OF

DEL MAR REALTY, INC.

ARTICLE I

NAME

The name of this corporation is DEL MAR REALTY, INC.

ARTICLE II

PURPOSE

To engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III

CAPITAL STOCK

This corporation is authorized to issue 10,000 shares of common stock.

The common stock of the corporation shall have the following characteristics:

- (a) Par value shall be \$0.001 per share.
- (b) At all meetings of the stockholders the common stockholders shall be entitled to cast one (1) vote for each share of common stock owned. That a common stockholder is interested in a matter to be voted upon shall not disqualify him from voting thereon.
- (c) Except as otherwise provided by law, the entire voting power for the election of the directors and for all other purposes shall be vested exclusively in the holders of the outstanding common stock.

ARTICLE IV

TERM OF EXISTENCE

This corporation shall have perpetual existence commencing on the date of filing of these Articles of Incorporation with the Secretary of State of the State of Florida.

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TALLAHASSEE, FLORIDA

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 8000 North Federal Highway, Boca Raton, Florida 33487, and the name of the initial registered agent of this corporation is John O. Hopkins, Esquire.

ARTICLE VI
INITIAL PRINCIPAL OFFICE

The initial principal office and mailing address of this corporation is 8000 N. Federal Hwy., Boca Raton, FL 33487. The Board of Directors may, from time to time, change the street and post office address of the corporation as well as the location of its principal office.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the By-Laws but shall never be less than one (1). The names and addresses of the initial directors of this corporation are:

John O. Hopkins	8000 N. Federal Hwy., Boca Raton, FL 33487
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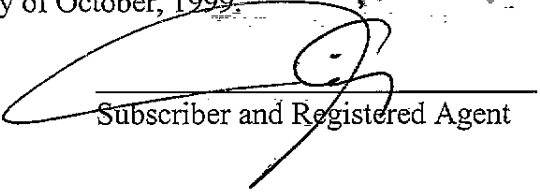
ARTICLE VII
AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, in the manner provided by law.

ARTICLE VIII
INCORPORATOR

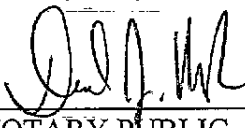
The name and address of the person signing these Articles is: John O. Hopkins, Esquire, 8000 North Federal Highway, Boca Raton, Florida 33487.

IN WITNESS WHEREOF, the undersigned subscriber and registered agent has executed these Articles of Incorporation this 26th day of October, 1999.

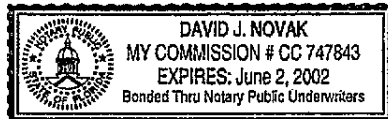

Subscriber and Registered Agent

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared **John O. Hopkins, Esquire**, known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



ACCEPTANCE OF REGISTERED AGENT

Having been designated to accept service of process for the above-stated corporation, at the place set forth hereinabove, I hereby accept such designation and agree to act in such capacity and to comply with all provisions of Section 607.0501 and 607.0505 Florida Statutes.

By: 
John O. Hopkins, Esquire
Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA