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LAW OFFICES
LES H. STEVENS, ESQUIRE

301 YAMATO ROAD
SUITE 3110
BOCA RATON, FLORIDA 33431

BOCA RATON: (561) 988-0299
BROWARD: (954) 424-7840
FACSIMILE: (561) 988-8100

November 22, 1999

Via UPS Next Day Air
Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

100003054331--7
-11/24/99--01067--015
*****122.50 *****78.75

RE: Dubman Real Estate, Inc. / Incorporation
Our File No. 99-217

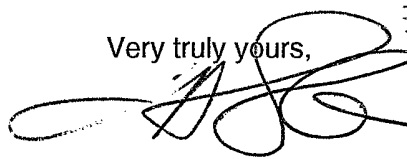
Gentlemen:

Enclosed are three (3) sets of the Articles of Incorporation for the above-referenced company, along with this firm's check in the sum of \$122.50, which represents the filing fee and fee for providing a certified copy of the filed document.

Please forward the Certificate of Incorporation to this office as soon as practicable. I have enclosed a UPS Airbill for your convenience.

Thank you for your assistance in this matter.

Very truly yours,



Les H. Stevens

LHS/ns
enclosures (check)

FILED
99 NOV 24 PM 12:44
TALLAHASSEE, FLORIDA

12-1-99

ARTICLES OF INCORPORATION
OF
DUBMAN REAL ESTATE, INC.

FILED
NOV 24 PM 12:44
99
STATE OF FLORIDA
TALLAHASSEE

The undersigned Incorporator does hereby make, subscribe, file and acknowledge these Articles of Incorporation for the purpose of organizing a corporation under the Florida General Corporation Act.

ARTICLE I
NAME OF CORPORATION

The name of this Corporation shall be:

DUBMAN REAL ESTATE, INC.

ARTICLE II
GENERAL NATURE OF BUSINESS

The general purpose for which this Corporation is organized is to engage in any lawful activity or to transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE III
AUTHORIZED SHARES

The total authorized capital stock of this Corporation shall consist of 1000 shares of Common Stock, par value \$1.00 per share.

ARTICLE IV
TERM OF EXISTENCE

This Corporation shall exist perpetually.

ARTICLE V
NAME AND ADDRESS OF CORPORATION & REGISTERED AGENT

The street address of the Corporation's principal office and initial registered office of this Corporation in the State of Florida is 5604 NW 49th Avenue, Tamarac, Florida 33319 and the initial registered agent of this Corporation at that address shall be ALLEN J. DUBMAN.

ARTICLE VI
NUMBER OF DIRECTORS

This Corporation shall have a Board of Directors composed of that number of Directors determined in accordance with the provisions of the Bylaws.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors is one; and the name and address of the initial member of the Board of Directors is:

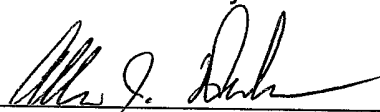
ALLEN J. DUBMAN
5604 NW 49th Avenue
Tamarac, Florida 33319

ARTICLE VIII
INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

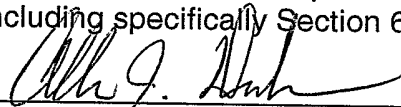
ALLEN J. DUBMAN
5604 NW 49th Avenue
Tamarac, Florida 33319

IN WITNESS WHEREOF, I have hereunto subscribed my hand and seal this
22 day of November, 19 99.



ALLEN J. DUBMAN

The undersigned, ALLEN J. DUBMAN named as the registered agent in Article V of these Articles of Incorporation, hereby accepts the appointment as such registered agent, and acknowledges familiarity with, and accepts the obligations imposed upon registered agents under, the Florida General Corporation Act, including specifically Section 607.325.



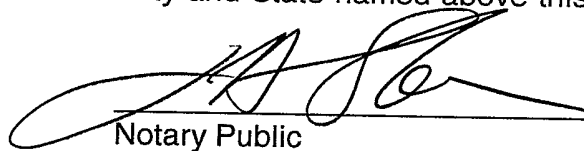
ALLEN J. DUBMAN

FILED
99 NOV 24 PM 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
 :
COUNTY OF PALM BEACH)

I hereby certify that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared ALLEN J. DUBMAN, to me known to be the person described as Incorporator in, and who executed, the foregoing Articles of Incorporation and he acknowledged executing said Articles of Incorporation for the purposes therein set forth.

WITNESS my hand and official seal in the County and State named above this 22 day of November, 1999.


Notary Public

My Commission Expires:



Les H. Stevens
MY COMMISSION # CC708310 EXPIRES
March 5, 2002
BONDED THRU TROY FAIN INSURANCE, INC.