

LAW OFFICES
RYAN & RYAN, P.A.
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN, III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN
HOLLY J. MANLEY
MICHAEL S. BENDER

TELEPHONE (954) 920-2921
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P99000105/98

November 18, 1999

Florida Department of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Re: Incorporation of Ryan Realty, Inc.
Our File No. 16809E

000003052170--2
-11/22/99--01150--008
*****70.00 *****70.00

Greetings:

Enclosed please find an original and one copy of the Articles of Incorporation and Registered Agent Designation of Ryan Realty, Inc. We request that you file the original Articles of Incorporation and Registered Agent Designation in the official files of the Secretary of State and return a time stamped copy to our office in the enclosed self-addressed, stamped envelope.

Enclosed please find Ryan & Ryan, P.A. Trust Account check no. 10907 in the amount of \$70.00 in payment of the filing fee for this service as follows:

Filing Fee	\$ 35.00
Registered Agent Designation	<u>35.00</u>
Total:	\$70.00

Thank you for your assistance in this matter.

Very truly yours,


CHRISTOPHER J. RYAN

CJR/lp
Encl.
SECSTATE-ARTICLESINCORP.wpd

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W-27091
1602-2
11/29



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

November 29, 1999

CHRISTOPHER J. RYAN
RYAN & RYAN, P.A.
700 E. DANIA BEACH BLVD., 3RD FLOOR
DANIA BEACH, FL 33004-3090

SUBJECT: RYAN REALTY, INC.
Ref. Number: W99000027091

We have received your document for RYAN REALTY, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6878.

Alan Crum
Document Specialist

Letter Number: 099A00056340

ARTICLES OF INCORPORATION

OF

JOHN RYAN REALTY, INC.

I, THE UNDERSIGNED, desiring to form a corporation under the laws of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporations for profit, DO HEREBY CERTIFY AS FOLLOWS:

ARTICLE I

NAME OF CORPORATION

The name of the corporation shall be JOHN RYAN REALTY, INC.

ARTICLE II

CORPORATE EXISTENCE

This corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE III

GENERAL NATURE OF BUSINESS

The general nature of business of this corporation shall be as follows:

1. The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including but not limited to, the purchase, sale and management of real property and to perform other such related activities incidental to the general purpose of this corporation, and to generally do any and all things necessary, pertinent or convenient to the powers herein and hereby conferred.

2. To transact the business of investing on behalf of itself or others, any part of its capital and such additional funds as it may obtain or any interest therein, either as tenant in common

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TALLAHASSEE, FLORIDA

or otherwise, and selling or otherwise disposing of the corporation, and the enjoyment and exercise thereof, as conferred by the laws of the State of Florida, upon corporations for profit.

ARTICLE IV

CAPITAL STOCK

The amount of the authorized capital stock of this corporation shall be SEVEN THOUSAND FIVE HUNDRED SHARES (7,500) shares of common stock, with a par value of One Dollar (\$1.00) per share. All of said stock shall be payable in cash, property, labor or services, at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose.

ARTICLE V

PRINCIPAL PLACE OF BUSINESS AND REGISTERED AGENT ADDRESS

The principal place of business of this corporation shall be at 700 East Dania Beach Boulevard, Dania Beach, Broward County, Florida 33004, and the street address of its initial registered agent office shall be at 700 East Dania Beach Boulevard, Dania Beach, Broward County, Florida 33004, with the privilege of having branch offices at other places within or outside the State of Florida, and within or outside the United States of America, and the name of the original registered agent is TIMOTHY M. RYAN, whose address is 700 East Dania Beach Boulevard, Dania Beach, Broward County, Florida 33004.

ARTICLE VI

AMOUNT OF CAPITAL TO BEGIN BUSINESS

The amount of capital with which this corporation shall commence business shall not be less than Five Hundred and 00/100 (\$500.00) Dollars.

ARTICLE VII

NUMBER OF DIRECTORS

The number of directors of this corporation shall not be less than one (1) nor more than four (4).

ARTICLE VIII

DIRECTORS

The name and post office address of the first Board of Directors of this corporation shall be one (1) in number, and who shall hold office for the first year, or until his successors are elected and have qualified, shall be:

TIMOTHY M. RYAN
700 East Dania Beach Boulevard
Dania Beach, Florida 33004

ARTICLE IX

INCORPORATOR

The name and address of the incorporator to the Articles of Incorporation is:

TIMOTHY M. RYAN
700 East Dania Beach Boulevard
Dania Beach, Florida 33004

ARTICLE X

SPECIAL CHARTER PROVISIONS

Directors and Officers of this corporation need not be Stockholders.

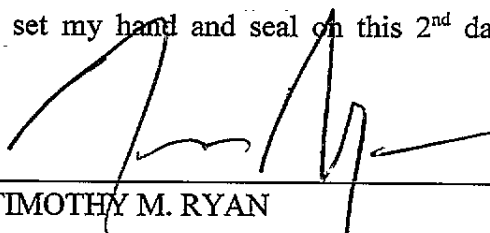
ARTICLE XI

DATE OF COMMENCEMENT

The date of commencement of corporate existence of this corporation shall be on the date

these Articles of Incorporation are filed with the Florida Department of State.

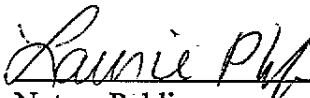
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2nd day of December, 1999.


TIMOTHY M. RYAN

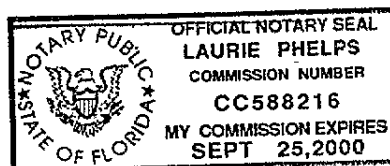
STATE OF FLORIDA)
)
COUNTY OF BROWARD)

PERSONALLY APPEARED before me, the undersigned authority, TIMOTHY M. RYAN, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at City of Dania Beach, Broward County, Florida, this 2nd day of December, 1999.


Notary Public

My Commission Expires:



STATE OF FLORIDA
DEPARTMENT OF STATE

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agency Upon Whom Process May be Served and Name and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48-091, Florida Statutes.

JOHN RYAN REALTY, INC.

a corporation organized (or organizing) under the laws of the State of Florida, with its principal office at 700 East Dania Beach Boulevard, Dania Beach, County of Broward, State of Florida, 33004, has named TIMOTHY M. RYAN, located at 700 East Dania Beach Boulevard, Dania Beach, County of Broward, State of Florida, 33004, as its agent to accept service of process within this state.

OFFICERS:

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
TIMOTHY M. RYAN	President/Secretary/Treasurer	700 East Dania Beach Blvd. Dania Beach, Florida 33004

BOARD OF DIRECTORS:

<u>NAME</u>	
TIMOTHY M. RYAN	700 East Dania Beach Blvd. Dania Beach, Florida 33004

Dated this 2nd day of December, 1999.



TIMOTHY M. RYAN

ACCEPTANCE:

I agree, as Resident Agent, to accept service of process, to keep the office open during prescribed hours, and to post my name (and any other officers of said Corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.



TIMOTHY M. RYAN, Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA