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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
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FLORIDA PROFIT CORPORATION OR P.A.

SUN REALTY OF SOUTH FLORIDA, INC.

Certificate of Status	0
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ARTICLES OF INCORPORATION FOR
Sun Realty of South Florida, Inc.

The undersigned incorporator(s), for the purpose of forming a Florida Corporation under Chapter 607 of the Florida Statutes, hereby adopt(s) the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation shall be: **Sun Realty of South Florida, Inc.**

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

**Sun Realty of South Florida, Inc.
2455 Hollywood Boulevard
Hollywood, Florida 33020**

ARTICLE III: PURPOSE

The purpose of this corporation shall be: **realty services**

ARTICLE IV: CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

**100 SHARES OF COMMON STOCK WITH A PAR VALUE
OF \$1.00 EACH**

THIS INSTRUMENT PREPARED BY:
EDUARDO J. GARCIA, FSQ.
1101 BRICKELL AVENUE
SOUTH TOWER, SUITE 702
MIAMI, FLORIDA 33131
Florida Bar # 19526
(305) 358 4800

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ARTICLE V: INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

**Eduardo J. Garcia, Esq.
1101 Brickell Avenue, Suite 702 South Tower
Miami, Florida 33131**

ARTICLE VI: BOARD OF DIRECTORS

The name and address of the initial board of directors shall be:

**Steven C. Smoke
2455 Hollywood Boulevard
Hollywood, Florida 33020**

ARTICLE VII: OFFICERS

The name, title and address of the officers of this corporation shall be:

PRESIDENT -	Steven C. Smoke 2455 Hollywood Boulevard, Hollywood, Florida 33020
VICE PRESIDENT -	Steven C. Smoke 2455 Hollywood Boulevard, Hollywood, Florida 33020
SECRETARY -	Steven C. Smoke 2455 Hollywood Boulevard, Hollywood, Florida 33020
TREASURER -	Steven C. Smoke 2455 Hollywood Boulevard, Hollywood, Florida 33020

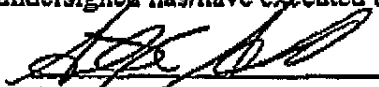
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H99000031012**ARTICLE VIII: INCORPORATORS**

The name and address of the incorporator to these Article of Incorporation shall be:


Steven C. Smoke, 2455 Hollywood Boulevard, Hollywood, Florida 33020

The undersigned has/have executed these Articles of Incorporation this 6 day of Dec, 1999.


Steven C. Smoke, as INCORPORATOR

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE ARTICLES OF INCORPORATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


Eduardo J. Garcia, as REGISTERED AGENT

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