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DOLLINGER, GONSKI & GROSSMAN

ATTORNEYS AND COUNSELLORS AT LAW

ONE OLD COUNTRY ROAD

P.O. Box 9010

CARLE PLACE, NEW YORK 11514-9010

(516) 747-1010

FAX (516) 747-2494

MATTHEW DOLLINGER*
DENNIS M. GONSKI**
FLOYD G. GROSSMAN

LESLIE A. FOODIM
MICHAEL J. SPITHOGIANNIS*
JESSICA M. SEIDMAN*
ALICIA B. DEVINS
BRUCE N. ROBERTS
MINDY WALLACH**
ROBERT E. SCHIAPPACASSE*
JOSHUA N. KRELLEN*

* NEW YORK AND FLORIDA BAR
** NEW YORK, NEW JERSEY AND PENNSYLVANIA BAR
+ NEW YORK AND NEW JERSEY BAR
++ NEW YORK, NEW JERSEY AND CONNECTICUT BAR

February 11, 1999

IRWIN M. MILLER
COUNSEL

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

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-02/22/99--01133--010
*****43.75 *****43.75

Re: Dissolution of Seltzer Realty, Inc.
FEI Number 11-3238994
Our File No. 70,318

Dear Sir/Madam:

Enclosed please find an original and one copy of the Articles of Dissolution regarding Seltzer Realty, Inc. in accordance with Florida Statutes Section 607.1403.

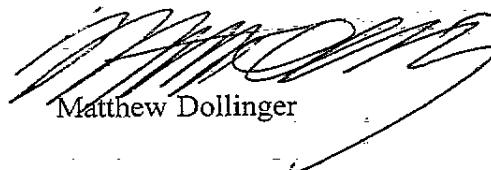
Would you kindly file the Articles and return a Certificate of Status to me. I enclose Dollinger, Gonski & Grossman check No. 1431, payable to the Florida Department of State in the sum of \$43.75, for the filing fee and a Certificate of Status.

Please acknowledge receipt of the Articles of Dissolution on the enclosed copy of this letter and return the same to me in the stamped, envelope provided.

Should you have any questions, please contact the undersigned at the address and telephone number listed above.

Thank you for your assistance in connection with this matter.

Very truly yours,


Matthew Dollinger

MD:sh
Enclosures
70318dos.ltr

99 FEB 22 AM 8:18
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Diss.
2-25-99
cc.

ARTICLES OF DISSOLUTION

of

SELTZER REALTY, INC.

FILED
99 FEB 22 AM 8:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIRST: The name of the corporation is *Seltzer Realty Inc.*, a Florida Corporation, having filed its original Articles of Incorporation on October 4, 1994.

SECOND: A dissolution was authorized on: February 9, 1999.

THIRD: The dissolution was approved at a meeting of the Board of Directors on February 9, 1999 wherein a proposal was made by the sole shareholder and approved by the directors for this Dissolution.

Signed this 9th day of February, 1999.

SELTZER REALTY, INC.

By:


Matthew Dollinger, President