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LAW OFFICES

NEWMAN AND TEMPKINS, P. A.

JOEL P. NEWMAN 1916-1989
HARRY TEMPKINS

SUITE 258
420 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

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December 17, 1998

Corporate Records Bureau
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

400002717504--7
-12/21/98--01062--005
****122.50 *****78.75

Re: Innovative Property Services, Inc.

Gentlemen:

Please find enclosed Articles of Incorporation for the above corporation, together with the Registered Agent form. Also enclosed is my check in the amount of \$122.50 as follows:

Filing Fee	\$35.00
Certified Copy	52.50
Registered Agent Designation	35.00
TOTAL	<u>\$122.50</u>

Thank you for your attention to this matter.

Very truly yours,


Harry Tempkins

HT/ya
Enc.

98 DEC 21 AM 11:28
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DMO
12/23/98

ARTICLES OF INCORPORATION
OF
INNOVATIVE PROPERTY SERVICES, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate together for the purpose of becoming a Corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporations.

ARTICLE I

The name of the Corporation shall be:

INNOVATIVE PROPERTY SERVICES, INC.

ARTICLE II

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

2700 North 29th Avenue/Suite 203
Hollywood, Florida 33020

ARTICLE III

To engage in every aspect and phase of each and every lawful business or operation permitted by the Laws of the State of Florida including but not limited to the right and power to manufacture, build, purchase, or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property, and services of every class, kind and description; except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance association, cooperative association, fraternal benefit society, state fair or exposition.

The corporation may engage and transact business of a real estate broker or agent, and in behalf of others to: buy; sell; deal in lease; rent and manage real estate and any interest therein.

The foregoing shall be construed as independent businesses, and the enumeration of any specific business shall not restrict any other business of the corporation.

In general, to carry on any other lawful business whatsoever in connection with the foregoing, which is calculated directly or indirectly to promote the interest of the corporation or to enhance the value of its properties.

Any meeting of the stockholders or directors may be held within or without the State of Florida, at such place as the by-laws of the corporation may designate.

The corporation may keep the books of the company outside of the State of Florida, except as may otherwise be provided by law.

The corporation shall have full power and authority to enter into contracts or arrangements with any governmental authority, national, state or municipal, local or otherwise conducive to any of the purposes of this corporation.

Subject to the provisions of law, the company may purchase or otherwise acquire, hold and re-issue the shares of its capital stock.

The company may make by-laws not inconsistent with the Constitution of Laws of the United States, or of this state, or with these Articles of Incorporation.

It shall have full power and lawful authority to issue, execute, assign and endorse notes, mortgages, bonds and all other negotiable papers; to hold, buy and sell stock of other corporations; to secure any indebtedness due it in the same manner common to natural persons. It shall have the full power to loan money and to secure the payment thereof by accepting mortgages, personal endorsements or assignments of personal property or other security. It may sue or be sued, contract or be contracted with, and do any and all other acts necessary and incidental to the powers herein specifically designated.

The stockholders shall have the power, either in the by-laws of the corporation or by contractual agreement between themselves, to make any provisions for cumulative voting and to make any limitations upon the sale, assignment, transfer, pledge, hypothecation or other disposition of the stock of the corporation, as to the stockholders of the corporation shall be necessary and/or proper, for the best interests of the corporation.

The stockholders shall have the power to manage the business of the corporation rather than the Board of Directors.

The Board of Directors may designate any officer of the corporation to engage in the sale of its own properties.

ARTICLE IV

The maximum number of shares of stock this Corporation is authorized to have outstanding at any time shall be 1000 shares of Common Stock at fifty cents (50¢) Dollar par value, which shall be designated "Common Shares".

ARTICLE V

This Corporation shall exist perpetually.

ARTICLE VI

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII

The street address of the initial registered office of this corporation is 420 Lincoln Road, Suite 258, Miami Beach, Florida, and the name of the initial registered agent of this corporation at that address is HARRY TEMPKINS.

ARTICLE VIII

This corporation shall have 1 director(s) initially. The number of directors may be either increased or diminished from time to time but shall never be less than one (1) Director. The name(s) and address(s) of the initial director(s) of this corporation is (are):

Sharon Berry-Dakroub
2700 North 29th Avenue/#203
Hollywood, Florida 33020

ARTICLE IX

Payment in full for said stock has been paid into the treasury of the corporation.

ARTICLE X

In furtherance and not in limitation of the powers conferred by the Laws of the State of Florida, the Board of Directors is hereby especially authorized:

- a) To make and alter the by-laws at pleasure.

b) To fix the amount to be reserved as working capital and to authorize and cause to be executed mortgages and liens upon the property and franchises of this corporation.

ARTICLE XI

The name(s) and address(es) of each subscriber to these Articles of Incorporation are:

Sharon Berry-Dakroub
2700 North 29th Avenue/#203
Hollywood, Florida 33020

ARTICLE XII

Cumulative voting may be permitted by the terms of the by-laws.

ARTICLE XIII

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17 day of December, 1998.

[Handwritten Signature]

STATE OF FLORIDA)
COUNTY OF *Broward*)

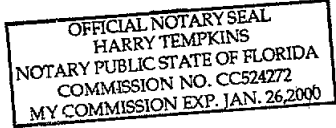
BEFORE ME, the undersigned authority, personally appeared Sharon Berry-Dakroub to me well known to be the persons described in and who executed and subscribed the foregoing Articles of Incorporation, and she acknowledged, before me that she executed the same and subscribed to the same for the purposes therein expressed.

WITNESS my hand and official seal at *Fort Lauderdale, Broward* County, Florida, this 17 day of *December*, 1998.

[Handwritten Signature]

NOTARY PUBLIC, State of Florida

My Commission Expires:



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

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: INNOVATIVE PROPERTY SERVICES, INC.

2. The name and address of the registered agent and office is:

Harry Tempkins, Esquire
(Name)
420 Lincoln Road/Suite 258
(P.O. Box not acceptable)
Miami Beach, Florida 33139
(City/State/Zip)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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.


Signature

12/17/98
(Date)