

Division of Corporations

P01000038868**Florida Department of State**

Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.**Exit Realty Colorado, Inc.**

Certificate of Status	0
Certified Copy	0
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ARTICLES OF INCORPORATION
OF
EXIT REALTY COLORADO, INC.

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ARTICLE I. NAME

The name of this corporation is EXIT REALTY COLORADO, INC.

ARTICLE II. DURATION

This corporation shall have perpetual existence commencing upon the filing of these Articles.

ARTICLE III. PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV. CAPITAL STOCK

This corporation is authorized to issue 1000 shares of \$1.00 par value common stock which shall be designated "Common Shares."

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ARTICLE V. PRE-EMPTIVE RIGHTS

The shareholders of the corporation shall have no pre-emptive right to acquire unissued or treasury shares of the corporation.

ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1267 University Drive, Coral Springs, Florida 33071, and the name of the initial registered agent of this corporation at that address is Todd Markus. The principal office address is 1267 University Drive, Coral Springs, Florida 33071.

ARTICLE VII. INITIAL BOARD OF DIRECTORS

This corporation shall have two Directors constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the Bylaws. The names and addresses of the members of the initial Board of Directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Todd Markus	1267 University Drive Coral Springs, Florida 33071
Russell Fitzpatrick	1267 University Drive Coral Springs, Florida 33071

ARTICLE VIII. INCORPORATORS

The name and address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Todd Markus	1267 University Drive Coral Springs, Florida 33071

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ARTICLE IX. INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X. AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 16th day of April, 2001.

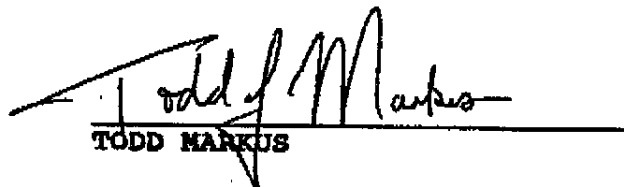

TODD MARKUS

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent for the above-stated corporation, I agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties and I accept the duties and obligations of Section 607.0505, Florida Statutes (1995).

Dated this 16th day of April, 2001.


TODD MARKUS