

TRANSMITTAL LETTER

P01000115996

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

100004705921--6
-12/05/01--01043--016
*****78.75 *****78.75

SUBJECT: PORTFOLIO INVESTMENT PROPERTIES, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate of Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: _____
Name (Printed or typed)

JEFFREY M. SISKIND, ESQUIRE
375 South County Road, Suite 200
Palm Beach, Florida 33480
Tel. 561-832-7720

City, State & Zip

Daytime Telephone number

01 DEC -5 AM 10:08
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

gyt/b

**ARTICLES OF INCORPORATION
OF
PORTFOLIO INVESTMENT PROPERTIES, INC.**

The undersigned hereby establishes the following for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provision of the Statutes of the State of Florida providing for the formation, liability, rights, privileges and immunities of a corporation for profit.

ARTICLE I

The name of this Corporation shall be "Portfolio Investment Properties, Inc."

ARTICLE II

Purpose

This Corporation is organized for the following purpose:

(a) This Corporation may engage or transact in management consulting, and any or all lawful activities, and to exercise all the powers now or hereafter conferred by the laws of the State of Florida upon corporations organized pursuant to the laws under which the corporation is organized and any and all acts amendatory thereof and supplemental thereto; and

(b) For the purpose of transacting any or all other lawful business.

ARTICLE III

Capital Stock

This Corporation is authorized to issue 1000 shares of \$1.00 par value common stock.

ARTICLE IV

Preemptive Rights

There shall be no preemptive rights.

ARTICLE V

Corporate Duration

This Corporation shall have perpetual duration unless sooner dissolved by law.

01 DEC -5 AM 10:00
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI

Initial Registered Office and Agent

The business and mailing address of the Corporation and street address of the initial registered office of this Corporation is Portfolio Investment Properties, Inc., c/o Jeffrey M. Siskind, Esquire, 375 South County Road, Ste. 200, Palm Beach, Florida 33480, and the name of the initial registered agent of this Corporation at that address is Jeffrey M. Siskind, Esquire.

ARTICLE VII

Initial Board of Directors

This Corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the Board of Directors pursuant to the By-laws but shall never be less than one(1). The name and address of the initial directors of this Corporation are as follows:

Jeffrey M. Siskind, Esq.
P.O. Box 2259
Palm Beach, Florida 33480

ARTICLE VIII

By-Laws

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the shareholders.

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

Special Provisions

The following special provisions shall govern this Corporation:

A. No person shall be required to own, hold or control stock in the Corporation as a condition precedent to holding an office of directorship in this Corporation.

B. No contract or other transaction between the Corporation

and any other corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the officers or directors of the Corporation is or are interested in or is an officer or director or are officers or directors of such other corporations, and any officer, officers or directors, individually or jointly, may be a party or parties to or may be interested in any such contract or transaction or the Corporation or in which the Corporation is interested; and no contract, act, transactions of the Corporation with any person or persons, firm or corporation, in the absence of fraud, shall be affected or invalidated by the fact that any officer, officers or directors of the Corporation is a party or are parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation, and each and every person who may become an officer or director of this Corporation is hereby relieved from any liability that might otherwise exist from thus contracting with the Corporation for the benefit of himself or any firm, association or other corporation in which he may be in any way interested.

ARTICLE XI

Incorporator

The name and address of the person signing these Articles is as follows:

Jeffrey M. Siskind, Esq.
P.O. Box 2259
Palm Beach, Florida 33480

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 3rd day of December, 2001.



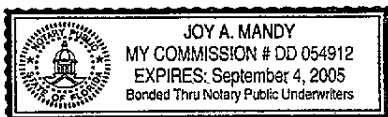
Jeffrey M. Siskind, Esq.
Incorporator

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Jeffrey M. Siskind, personally known to me, who did/ did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid this 3rd day of December, 2001.

(SEAL)




Notary Public

No. 9/24/05 Exp. 9/04/05

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST: THAT PORTFOLIO INVESTMENT PROPERTIES, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN PALM BEACH, STATE OF FLORIDA, HAS NAMED JEFFREY M. SISKIND, ESQUIRE, LOCATED AT 375 SOUTH COUNTY ROAD, STE. 200, PALM BEACH, FLORIDA 33480, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.




Jeffrey M. Siskind, Esq.
Incorporator

FILED
01 DEC -5 AM 10:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF AUTHORITY BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES RELATIVE TO THE PROPERTY AND COMPLETE PERFORMANCE OF MY DUTIES.



Jeffrey M. Siskind, Esquire
Registered Agent

Dated: Dec. 3, 2001