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Florida Department of State
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To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : FIFTEEN GROUP
Account Number : I19980000098.
Phone : (305)538-8315
Fax Number : (305)538-8298

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FLORIDA PROFIT CORPORATION OR P.A.

Fifteen Realty Services, Inc.

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$78.75

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**ARTICLES OF INCORPORATION
OF
FIFTEEN REALTY SERVICES, INC.**

ARTICLE I - NAME OF CORPORATION

The name of this corporation shall be FIFTEEN REALTY SERVICES, INC.

ARTICLE II - GENERAL NATURE OF BUSINESS

The general nature of the business to be transacted by this corporation shall be to conduct and transact any business lawfully authorized and not prohibited by Chapter 607, Florida Statutes, as the same may be amended from time to time. This corporation is authorized to do anything necessary and proper for the accomplishment or furtherance of any of the purposes or objectives of this corporation enumerated in these Articles of Incorporation or any amendment thereof.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of capital stock that this corporation is authorized to issue and have outstanding at any one time is 1,000 shares of common stock having par value of \$1.00 per share.

ARTICLE IV - ADDRESS OF CORPORATION AND REGISTERED AGENT

The mailing address of the principal office of this corporation shall be 763 Collins Avenue, Suite 304, Miami Beach, FL 33139.

ARTICLE V - REGISTERED AGENT

The name of the initial registered agent of the corporation is Ian Sanders. The street and mailing address of the registered agent of the corporation in the State of Florida shall be 763 Collins Avenue, Suite 304, Miami Beach, FL 33139.

ARTICLE VI - BOARD OF DIRECTORS

- A. The initial number of Directors of this corporation shall be two (2).
- B. The number of Directors may be increased or diminished from time to time by by-laws adopted by the stockholders, but shall never be less than one (1).
- C. The name and mailing address of the initial members of the Board of Directors who shall serve until their successors have been elected and qualified are

Ian Sanders	763 Collins Avenue Suite 304 Miami Beach, FL 33139
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Mark Sanders	763 Collins Avenue Suite 304 Miami Beach, FL 33139
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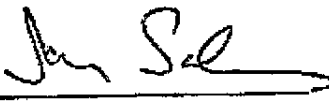
ARTICLE VII – INCORPORATOR TO ARTICLES

The name and mailing address of the incorporator to these Articles of Incorporation is

Ian Sanders

763 Collins Avenue
Suite 304
Miami Beach, FL 33139

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 18th day of
March, 2002.



Ian Sanders

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I, Ian Sanders, hereby accept the appointment as the registered agent of FIFTEEN REALTY SERVICES, INC., as made in the foregoing Articles of Incorporation.

Dated: 3/18/02


Ian Sanders

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