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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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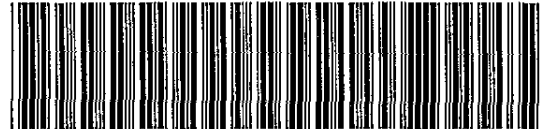
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2-28-03  
2

**Malcolm A. Leonard**  
Certified Public Accountant, P.A.

3810 Hollywood Boulevard  
Hollywood, Florida 33021-6730

Telephone (954) 962-5277  
Fax (954) 981-5844

February 14, 2003

**SECRETARY OF STATE**

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

We are enclosing the Certificate of Incorporation for: **Fox Real Estate Services, Inc.**, and a check in the amount of \$70.00.

Please send the approved papers to : **MALCOLM A. LEONARD, CPA, P.A.**,  
**3810 Hollywood Boulevard, Hollywood, Florida 33021-6730.** Thank you.

Sincerely,



**MALCOLM A. LEONARD, CPA, P.A.**

**ARTICLES OF INCORPORATION**  
**OF**  
**FOX REAL ESTATE SERVICES, INC.**

FILED  
03 FEB 27 PM 12:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**THIS IS TO CERTIFY** that I, the undersigned, hereby associate myself unto a corporation pursuant to the provisions of the laws of the State of Florida providing for the formation of a corporation for profit for the purposes and with the powers herein mentioned, and to that end do by Certificate set forth:

**I**

The name of the Corporation is:

**FOX REAL ESTATE SERVICES, INC.**

**II**

The Corporation's existence shall commence at 12:01 a.m. local time on the date of filing. The Corporation shall be of perpetual duration.

**III**

The Corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

**IV**

There shall be only one (1) class of stock in this corporation, namely common stock with a par value of \$1.00 per share.

The maximum number of shares that this corporation is authorized to have outstanding at any time is one thousand (1,000) shares, with a par value of \$1.00 each.

The corporation shall commence its existence with one hundred (100) shares. To be owned by the undersigned incorporator: Diane Seguire-Jansen 8721 SW 14<sup>th</sup> St, Pembroke Pines, FL 33025.

**V**

The registered office of the Corporation is to be located at: 8721 SW 14<sup>th</sup> St, Pembroke Pines, FL 33025.

**VI**

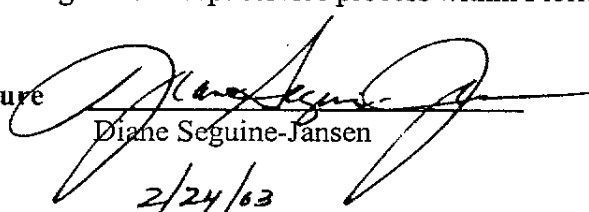
It is the intent of the incorporator that the Corporation will qualify under Section 1244 of the Internal Revenue Code.

## VII

In compliance with Section 48,091 Florida Statutes, the following is submitted:

First, that **Fox Real Estate Services, Inc.** desiring to organize and qualify under the laws of the state of Florida, with its principal place of business in the city of **Pembroke Pines, State of Florida**, has named **Diane Seguine-Jansen , 8721 SW 14<sup>th</sup> St, Pembroke Pines, FL 33025** as its registered agent to accept service process within Florida.

Signature

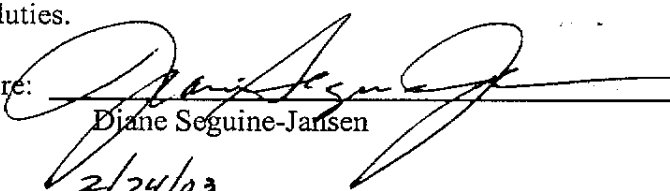
  
Diane Seguine-Jansen

Date

2/24/03

The mailing address and principal address of the corporation is: **8721 SW 14<sup>th</sup> St, Pembroke Pines, FL 33025** . 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 provisions of all statutes relative to the proper and complete performance of these duties.

Signature:

  
Diane Seguine-Jansen

Date

2/24/03

## VIII

The initial Board of Directors shall consists of one (1) Director. The name, post office address of the first Board of Directors and Officers who, subject to the provisions of the Certificate of Incorporation, by-laws and the Act of the Legislature of the State of Florida, whereunder the Corporation is organized, shall hold office for the first year of the corporation's existence, or until their successors are elected and have qualified, is as follows:

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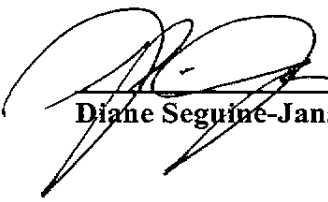
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

NAME:	ADDRESS:	OFFICE:
Diane Seguire-Jansen	8721 SW 14 <sup>th</sup> st. Pembroke Pines, Fl 33025	President

The Undersigned incorporator agrees to abide by the provisions of this charter and of the laws of the State of Florida in the conduct of the affairs of this corporation, and to take the number of shares of stock as set forth above.

Signature of Incorporator:

Date: 2-24-03

  
Diane Seguire-Jansen