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(Requestor's Name)

Francis X. Grealish
2379 Finlandia Lane
Clearwater, FL 33763

(City/State/Zip/Phone #)

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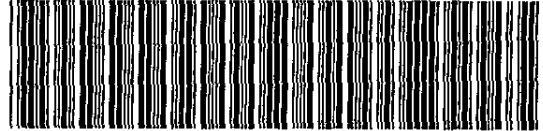
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ARTICLES OF INCORPORATION
OF
INNOVATIVE CUSTOM REALTY SERVICES, INC.

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The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby associates himself to form a corporation for profit under the laws of the State of Florida.

ARTICLE I - NAME

The name of the corporation is INNOVATIVE CUSTOM REALTY SERVICES, INC.

ARTICLE II - PURPOSE

The purpose of this corporation shall be to engage in every aspect in the practice of real estate brokerage and all its fields of specializations, as are allowed under the Florida Real Estate Commission Department of Business and Professional Regulation, state of Florida.

The engage and render professional services involved only through its officers, agents and employees who shall be in good standing and duly licensed or otherwise legally authorized within the state of Florida to render the same professional service as this corporation.

To invest its funds in real estate, mortgages, stocks bonds and any other type of investments permitted by law.

To engage in no other business other than the rendition of the professional services specified herein.

To do everything necessary and proper in accomplishing the purposes herein set forth and to do anything incidental thereto which not forbidden under the laws of the state of Florida.

ARTICLE III - EFFECTIVE DATE

The effective date of this corporation will be January 1, 2004.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares that this corporation is authorized to have outstanding at any one time is Five Hundred (500) shares of common stock, having a par value of One Dollar (\$1.00) per share.

Share of the corporation's stock and certificates shall be issued only to persons in good standing and duly licensed or otherwise legally authorized within the state of Florida to render the same professional services as this corporation.

ARTICLE V - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business is not to be less than Five Hundred and No/100ths Dollars (\$500.00).

ARTICLE VI - TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VII - ADDRESS

The initial principal place of business of this corporation in the State of Florida is 14066 Spring Hill Dr., Spring Hill, FL 34604, and has post office address of the same.

ARTICLE VIII - DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. The corporation shall have one Director, initially. The name and address of the initial members of the Board of Directors is:

Francis X. Grealish
Director

2379 Finlandia Lane
Clearwater, FL 33763

ARTICLE IX – OFFICERS

The name and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Francis X. Grealish
President/Secretary

2379 Finlandia Lane
Clearwater, FL 33763

ARTICLE X – DISQUALIFICATION OF OFFICER, DIRECTOR, STOCKHOLDER, AGENT OR EMPLOYEE

If any officer, director, stockholder, agent or employee of this corporation becomes legally disqualified to render the professional services for which the corporation is organized, or accepts employment that places restrictions or limitations on his continued rendering of such professional services, he shall forthwith sever all employment with the corporation, and shall not thereafter participate or share, directly or indirectly, in any earnings or profits realized by the corporation on account of professional services. The corporation shall forthwith, upon such disqualification of any shareholder, purchase such shareholder's shares and pay him all amounts owing and lawfully due to him by the corporation, except that such shares shall not be entitled to dividends.

ARTICLES XI - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholders' meeting by a majority of the Stockholders entitled to vote thereon, unless all the Directors and all of the Stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE XII – REGISTERED AGENT

The Registered Agent for service of process shall be Francis X. Grealish, whose address is 2379 Finlandia Lane, Clearwater, FL 33763.

IN WITNESS WHEREOF we have hereunto set our hands and seals and filed the foregoing Articles of Incorporation under the Laws of the State of Florida, this

5 day of January, 2004

Francis X. Grealish
Francis X. Grealish

I hereby accept the designation for Registered Agent.

Francis X. Grealish
Francis X. Grealish

State of Florida

County of Pinellas

Personally appeared before me this 5 day of January 2004, Francis X. Grealish, who is personally known to me or who has produced Florida Driver License as identification.

Marilyn Kelly
Notary Public
State of Florida



SEAL