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DEPT. OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

04-20-04



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 856308 10943A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 70.00

ORDER DATE : August 20, 2004

ORDER TIME : 10:35 AM

ORDER NO. : 856308-005

CUSTOMER NO: 10943A

CUSTOMER: Mark S. Feluren, Esq
Waldman Feluren & Trigoboff,
P.a.
Suite 202
2200 North Commerce Parkway
Fort Lauderdale, FL 33326-3258

DOMESTIC FILING

NAME: QUIK SALE REAL ESTATE, INC.

EFFECTIVE DATE: 8/18/2004

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF
QUIK SALE REAL ESTATE, INC.

FILED
04 AUG 20 PM 1:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned does hereby act as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a business corporation pursuant to the provisions of the Florida Business Corporation Act.

FIRST: The name of the corporation (hereinafter called the "Corporation") is Quik Sale Real Estate, Inc.

SECOND: The principal office of the Corporation shall be located at 10001 N.W. 50th Street, Suite 108, Sunrise, Florida 33351. The mailing address of the Corporation is 10001 N.W. 50th Street, Suite 108, Sunrise, Florida 33351.

THIRD: The aggregate number of shares which the Corporation shall have authority to issue is 1,000, all of which are of a par value of \$0.01 each and are of the same class and are to be common shares.

FOURTH: The number of directors constituting the initial Board of Directors of the Corporation is two which may be increased or decreased by the bylaws.

The name and address of each person who is to serve as a member of the initial Board of Directors of the Corporation is as follows:

| <u>NAME</u> | <u>ADDRESS</u> |
|-----------------|---|
| Andrew Tishman | 10001 N.W. 50th Street, Suite 108 Sunrise, Florida 33351 |
| Michael Tishman | 10001 N.W. 50th Street, Suite 108 Sunrise, Florida 33351 |

FIFTH: The address of the initial registered agent of the Corporation in the State of Florida is 10001 N.W. 50th Street, Suite 108, Sunrise, Florida 33351 and the name of the initial registered agent of the Corporation at such address is Andrew Tishman.

SIXTH: The name and address of the incorporator is:

NAME

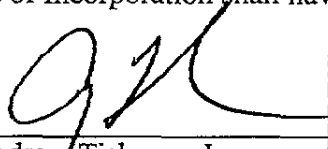
Andrew Tishman

ADDRESS

10001 N.W. 50th Street, Suite 108
Sunrise, Florida 33351

SEVENTH: The Corporation shall, to the fullest extent permitted by the provisions of the Florida Business Corporation Act, as the same may be amended and supplemented, indemnify any and all persons whom it shall have power to indemnify under said provisions from and against any and all of the expenses, liabilities or other matters referred to in or covered by said provisions, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any bylaw, agreement, vote of shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be in a capacity entitling such person to be indemnified, and shall inure to the benefit of the heirs, executors and administrators of such a person.

EIGHTH: The corporate existence of the Corporation shall commence as of the date and time upon which these Articles of Incorporation shall have been signed by the incorporator.



Andrew Tishman, Incorporator
Signed on August 18, 2004

Acceptance of Appointment by Registered Agent

Pursuant to the provisions of the Florida Business Corporation Act, the undersigned does hereby accept his appointment as registered agent on which process may be served within the State of Florida for the proposed domestic corporation named in the foregoing Articles of Incorporation.



Andrew Tishman