

**Electronic Articles of Incorporation
For**

P06000008185
FILED
January 17, 2006
Sec. Of State
jshivers

WEST AVENUE REALTY, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

WEST AVENUE REALTY, INC.

Article II

The principal place of business address:

167 NW 25TH STREET
MIAMI, FL. 33127

The mailing address of the corporation is:

167 NW 25TH STREET
MIAMI, FL. 33127

Article III

The purpose for which this corporation is organized is:

REAL ESTATE BROKERAGE

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

DAVID LOMBARDI
167 NW 25TH STREET
MIAMI, FL. 33127

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: DAVID LOMBARDI

Article VI

The name and address of the incorporator is:

ANDREW FELDMAN
1111 KANE CONCOURSE
200
BAY HARBOR ISLANDS, FL 33154

Incorporator Signature: ANDREW FELDMAN

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
DAVID LOMBARDI
167 NW 25TH STREET
MIAMI, FL. 33127

Title: VP
LISA WEINBAUM
167 NW 25TH STREET
MIAMI, FL. 33127

Article VIII

The effective date for this corporation shall be:

01/17/2006