

**Electronic Articles of Incorporation
For**

P06000029718
FILED
February 28, 2006
Sec. Of State
jshivers

ROYAL SKIPPER 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:

ROYAL SKIPPER REALTY INC.

Article II

The principal place of business address:

1920 EAST HALLANDALE BEACH BOULEVARD
HALLANDALE, FL. 33009

The mailing address of the corporation is:

1920 EAST HALLANDALE BEACH BOULEVARD
HALLANDALE, FL. 33009

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

1000

Article V

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

BARRY D SILVERSTEIN ESQUIRE
2999 NE 191 STREET
SUITE 704
AVENTURA,, FL. 33180

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

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Registered Agent Signature: BARRY D.SILVERSTEIN

Article VI

The name and address of the incorporator is:

DAVID WIZNITZER
1920 EAST HALLANDALE BEACH BOULEVARD

HALLANDALE, FLORIDA 33009

Incorporator Signature: DAVID WIZNITZER

Article VII

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

Title: P,VP
DAVID WIZNITZER
1920 EAST HALLANDALE BEACH BOULEVARD
HALLANDALE, FL. 33009

Article VIII

The effective date for this corporation shall be:

02/28/2006