

**Electronic Articles of Incorporation
For**

P06000041536
FILED
March 22, 2006
Sec. Of State
jshivers

REGENCY REALTY SERVICES OF SOUTH FLORIDA, 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:

REGENCY REALTY SERVICES OF SOUTH FLORIDA, INC

Article II

The principal place of business address:

1013 NORTH FEDERAL HWY
BOCA RATON, FL. 33432

The mailing address of the corporation is:

1013 NORTH FEDERAL HWY
BOCA RATON, FL. 33432

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:

HOTSY HOMES INTERNATIONAL, INC
160 WEST CAMINO REAL
225
BOCA RATON, FL. 33432

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

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Registered Agent Signature: PETER VASELLARI

Article VI

The name and address of the incorporator is:

HOTSY HOMES INTERNATIONAL, INC
160 WEST CAMINO REAL
225
BOCA RATON, FL 33432

Incorporator Signature: PETER VASELLARI

Article VII

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

Title: P
PETER VASELLARI
1013 NORTH FEDERAL HWY
BOCA RATON, FL. 33432 US

Title: VP
TAREK KIRSCHEN
1013 NORTH FEDERAL HWY
BOCA RATON, FL. 33432 US

Article VIII

The effective date for this corporation shall be:

04/01/2006