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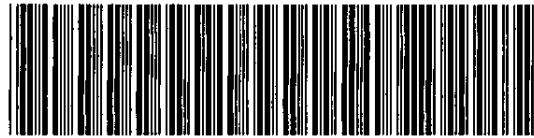
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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05/19/06--01025--004 **78.75



FILED

2006 MAY 19 AM 8:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED MAY 22 2006

GILES & ROBINSON, P.A.
ATTORNEYS AT LAW

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May 17, 2006

Corporate Records Bureau
Division of Corporations
Department of State
P.O.Box 6327
Tallahassee, Florida 32314

Re: Partners Realty Services, Inc.

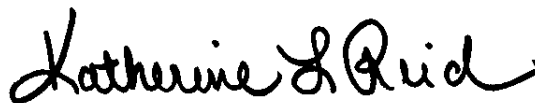
Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above-mentioned entity along with our firm's check in the amount of \$78.75 for the following:

<u>Item</u>	<u>Amount</u>
Filing Fees	\$35.00
Registered Agent Designation	\$35.00
Certified Copy	<u>\$ 8.75</u>
TOTAL	\$78.75

Upon acceptance of the charter and filing thereof by your office, please provide me with a certified copy of same.

Sincerely,
GILES & ROBINSON, P.A.



Katherine L. Reid
Legal Assistant to John J. Reid

/klr
enclosures

ARTICLES OF INCORPORATION
OF
PARTNERS REALTY SERVICES, INC.

FILED
2006 MAY 19 AM 8:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator makes and files with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation for profit under the laws of the State of Florida.

ARTICLE I

Name

The name of this corporation is: PARTNERS REALTY SERVICES, INC.

ARTICLE II

Principal Office/Mailing Address

The principal office and mailing address of the corporation shall be 1064 South Dillard Street, Winter Garden, Florida 34787 until such time as the corporation notifies the Department of State of the State of Florida of any change.

ARTICLE III

Term of Existence

This corporation shall commence as of the filing of these Articles with the Florida Secretary of State and shall have perpetual existence.

ARTICLE IV

Nature of Business

This corporation may engage in any activity or business permitted under the laws of the United States and of this State.

ARTICLE V

Capital Structure

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100,000 shares of common stock, having a par value of \$.01 per share.

ARTICLE VI
Initial Registered Agent and Registered Office

The initial registered agent of this corporation shall be Marie M. Minassian. The street address of the initial registered office of this corporation, which is identical with the business office of the registered agent, is 1064 S. Dillard Street, Winter Garden, Florida 34787.

ARTICLE VII
Board of Directors

There shall be a Board of Directors for this corporation which shall consist of not less than one (1). Except for the number constituting the initial Board of Directors, the number of directors shall be decided by resolution of the shareholders.

ARTICLE VIII
Initial Board of Directors

The name and street address of the members of the initial Board of Directors of this corporation, who, subject to these Articles of Incorporation and the laws of the State of Florida, shall hold office until the first annual meeting of the shareholders or until their successors are elected and qualified, or until their resignation, removal from office or death:

<u>Name</u>	<u>Address</u>
Dominick Cirotti	1064 S. Dillard Street Winter Garden, FL 34787
Marie M. Minassian	1064 S. Dillard Street Winter Garden, FL 34787

ARTICLE IX
Incorporator

The name and street address of the incorporator is:

<u>Name</u>	<u>Address</u>
John J. Reid	3110 Carmia Drive Orlando, Florida 32806

ARTICLE X
Bylaws

The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of Directors or the shareholders.

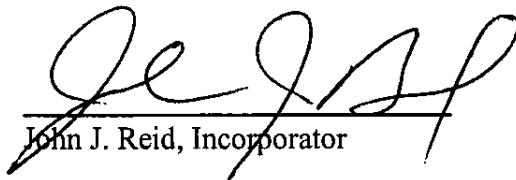
ARTICLE XI
Indemnification

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law, as provided by the Bylaws.

ARTICLE XII
Amendment of Articles of Incorporation

These Articles of Incorporation may be amended at any time by a resolution adopted by a majority vote of the Board of Directors at any annual or special meeting, provided at least ten (10) days' written notice is given to each director of the time and place of the meeting and the purpose thereof. Any amendment to these Articles of Incorporation so made must be approved by a majority vote of the shareholders of the corporation.

The incorporator executed these Articles of Incorporation this 16 day of May, 2006.



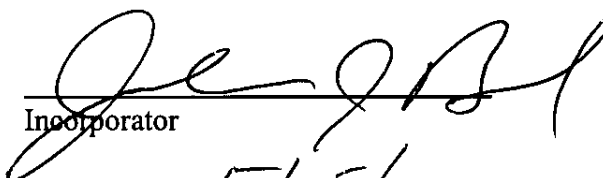
John J. Reid, Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN THE STATE OF FLORIDA, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED

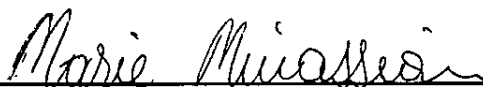
In compliance with Chapter 607.0501, Florida Statutes, the following is submitted:

That Partners Realty Services, Inc., desiring to
organize or qualify under the laws of the State of Florida, with its principal place of business at City
of Winter Garden, State of Florida, has named Marie M. Minassian, located at
10124 S. Dillard Street, City of Winter Garden, State of
Florida, as its agent to accept service of process within Florida.

The street address of the registered office and the street address of the business of the
registered agent are identical.


Incorporator
Dated: 5/15/09

Having been named to accept service of process for the above-stated corporation, at the place
designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with
the provisions of all statutes relative to the proper and complete performance of my duties.


Registered Agent
Dated: 5-11-06