

P95000027250

Patricia E. King
8440 SW 102nd Street
PH-1
Miami, Florida 33157

March 24, 1995

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

RE: Articles of Incorporation
1031 Exchange Workshop, Inc.

400001446334
-04/03/95--01080--022
****122.50 ****122.50

Gentlemen:

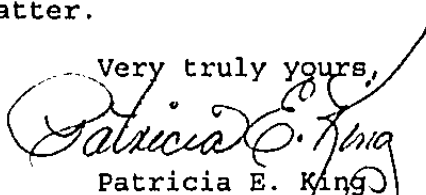
Enclosed herewith please find an original and one copy of the above-referenced Articles of Incorporation, along with our check in the amount of \$122.50, made payable to the Secretary of State. This payment is broken down as follows:

Filing Fee	\$ 35.00
Certified Copy	52.50
Registered Agent Filing Fee	<u>35.00</u>

TOTAL: \$122.50

Please return the certified copy to the attention of the undersigned in the self-addressed stamped envelope enclosed for your convenience in replying. Thank you in advance for your prompt attention to this matter.

Very truly yours,


Patricia E. King

Enc.

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**ARTICLES OF INCORPORATION
OF
1031 EXCHANGE WORKSHOP INC.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

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**ARTICLE I
NAME**

The name of this corporation shall be:
1031 EXCHANGE WORKSHOP, INC.

**ARTICLE II
DURATION**

This corporation shall commence its existence upon the filing of these Articles and shall continue until termination by the act of the directors or otherwise by law.

**ARTICLE III
PURPOSE**

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

**ARTICLE IV
CAPITAL STOCK**

This corporation is authorized to issue one thousand (1000) shares of one dollar (\$1.00) par value common stock, which shall be designated "Common Shares".

**ARTICLE V
PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof at the price at which it is offered to others.

**ARTICLE VI
PRINCIPAL OFFICE OF BUSINESS**

The initial principal office and address of business of this corporation are: 8440 SW 182nd Terrace, Miami, Florida 33157

**ARTICLE VII
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is: 8440 SW 182nd Terrace, Miami, Florida 33157 and the name of the initial registered agent is Patricia E. King.

ARTICLE VIII
INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) Directors initially. The number of Directors may be increased or decreased from time to time in accordance with the By-Laws but shall never be less than one.

The name of the Sole Director is:

Patricia E. King

The address of the Director is: 8440 SW 182nd Terrace, Miami, Florida 33157.

ARTICLE IX
INCORPORATOR

The name and address of the person signing these Articles as Sole Incorporator is Patricia E. King whose address is 8440 SW 182nd Terrace, Miami, Florida 33157.

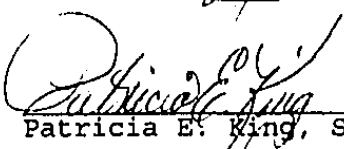
ARTICLE X
BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Shareholders.

ARTICLE XI
AMENDMENTS

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any Amendment hereto and any right conferred upon the Shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 27 day of March, 1995.



Patricia E. King, Sole Incorporator

ACCEPTANCE OF REGISTERED AGENT

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

95 APR -3 AM 10:27

HAVING BEEN NAMED AS REGISTERED AGENT OF THE CORPORATION NAMED
ABOVE, THE UNDERSIGNED DOES HEREBY ACCEPT SUCH APPOINTMENT AND DOES
HEREBY AGREE TO DO ALL THINGS NECESSARY IN ORDER TO CARRY OUT ANY
AND ALL DUTIES REQUIRED OF SUCH POSITION.

DATED THIS 7 DAY OF MARCH, 1995.


PATRICIA E. KING