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March 13, 1996

DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE
PO BOX 6327
TALLAHASSEE FL 32314

RE: Articles of Incorporation

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-03/14/96--01089--016
****122.50 ****122.50

Dear Sir or Madam:

Please file the enclosed Articles Of Incorporation Of RE/MAX Ideal Properties, Inc. Also enclosed is the Designation And Acceptance Of Service Of Process.

Please send me a certified copy of the Articles in the envelope provided.

A check for one hundred twenty-five and 50/100 dollars (\$125.50) is attached to cover the costs involved.

If you desire additional information or if you have any questions about this matter, do not hesitate to contact me.

Sincerely,

W.R. Garrett

W.R. Garrett

bb
Encl

Dmc
3-14-96

TALLAHASSEE, FLORIDA

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FILED

ARTICLES OF INCORPORATION
OF
RE/MAX IDEAL PROPERTIES, INC.

FILED
JAN 14 1987
TALLAHASSEE, FLORIDA

The undersigned hereby make, subscribe, acknowledge and file this certificate for the purpose of becoming a corporation for profit under the provisions of the Florida General Corporation Act, Chapter 607, Florida Statutes, and do hereby adopt the following Articles of Incorporation:

ARTICLE I
CORPORATE NAME

The name of this corporation shall be RE/MAX Ideal Properties, Inc.

ARTICLE II
INITIAL PRINCIPAL OFFICE

The street address and mailing address of the initial principal office of this corporation is 2715 Jenks Avenue, Panama City, Florida 32405.

ARTICLE III
SHARES OF STOCK

The corporation is authorized to issue sixty thousand (60,000) shares of common stock having a par value of one and no/100 dollar (\$1.00) per share.

ARTICLE IV
PREEMPTIVE RIGHTS OF SHAREHOLDERS

No preemptive rights are to be granted to shareholders.

ARTICLE V
INITIAL REGISTERED OFFICE

The street address and mailing address of the initial registered office and of the initial registered agent of this corporation is 2715 Jenks Avenue, Panama City, Florida 32405. Jane Eloise Pate is hereby designated as the initial Registered Agent for the corporation.

**ARTICLE VI
DURATION**

The corporation shall exist perpetually, commencing upon the filing of these Articles with the Department of State.

**ARTICLE VII
NAME AND ADDRESS OF
EACH INCORPORATOR**

The name and street address of each incorporator are as follows:

<u>Name</u>	<u>Address</u>
Jane Eloise Pate	2715 Jenks Avenue Panama City, FL 32405

**ARTICLE VIII
OFFICERS**

The officers of the corporation shall be a President, Secretary and Treasurer and such other officers or agents as may be deemed necessary. All officers, agents or employees as may be necessary shall be chosen in such a manner, hold offices for such time and have such power and duties as may be prescribed by the bylaws or be determined by the Board of Directors. Any person may hold two or more offices.

**ARTICLE IX
AMENDMENT OF BYLAWS**

The power to adopt, alter, amend or repeal the Bylaws of this corporation shall be vested in the Board of Directors and shareholders, provided that such amendment be in compliance with the laws of the State of Florida governing a for-profit corporation.

**ARTICLE X
PURPOSE**

The purpose of this corporation is real estate brokerage.

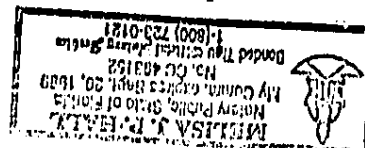
IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have set our hands this March 16th, 1996, for the purpose of forming this corporation under the laws of the State of Florida, and such corporation shall be effective upon the recordation of these Articles of Incorporation by the Department of State.

Jane Eloise Pate
Jane Eloise Pate,
Incorporator

STATE OF FLORIDA
COUNTY OF BAY

16th The foregoing instrument was acknowledged before me this March
16th, 1996, by Jane Eloise Pate, who personally appeared before me at
the time of notarization and said that she signed the above Articles
of Incorporation for the conditions and purposes therein expressed.

Melisha P. Hall
(Sign)
MELISHA P. HALL
(Print)
Notary Public
My commission expires:



Personally Known _____ OR Produced Identification ✓
Type of Identification Produced:
VALID FL DRIVERS LICENSE


DESIGNATION
AND
ACCEPTANCE OF SERVICE OF PROCESS

Pursuant to the provisions of Chapter 607, Florida Statutes, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the corporation is RE/Max Ideal Properties, Inc.
2. The name of the registered agent is Jane Eloise Pate.
3. The address of the registered agent and of the registered office is 2715 Jenks Avenue, Panama City, FL 32405.

ACCEPTANCE

Having been named as registered agent and designated to accept service of process for the above corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Jane Eloise Pate
Registered Agent

Dated: March 6th, 1996

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TALLAHASSEE, FLORIDA