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4/26/96 FLORIDA DIVISION OF CORPORATIONS 3113
PUBLIC ACCESS SYSTEM
(((H9600005951))) ELECTRONIC FILING COVER SHEET
TO: DIVISION OF CORPORATIONS FROM: CORPORATE CREATIONS INTERNATIONAL, INC.
DEPARTMENT OF STATE 401 OCEAN DR
STATE OF FLORIDA SUITE 312
409 EAST GAINES STREET MIAMI BEACH FL 33139-0000
TALLAHASSEE, FL 32399 CONTACT: JOHNNY C RODRIGUEZ
FAX: (904) 922-4000 PHONE: (305) 672-0606
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(((H96000005951))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: 1/2 COMMISSION REALTY, INNC.
FAX AUDIT NUMBER: H96000005951 CURRENT STATUS: REQUESTED
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TALLAHASSEE, FLORIDA

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Articles of Incorporation
of
1/2 Commission Realty, Inc.

Article I. Name

The name of this Florida corporation is 1/2 Commission Realty, Inc.

Article II. Address

The mailing address of the Corporation is:

1/2 Commission Realty, Inc.
141 NW 20th Street
Boca Raton, FL 33431

Article III. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article IV. Registered Agent

The name and address of the registered agent of the Corporation is:

Richard Syms
141 NW 20th Street
Boca Raton, FL 33431

Article V. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the

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AMERICAN INCORPORATORS, Ltd.
1220 North Market Street, Suite 606
Wilmington, DE 19801
(302) 421-5752

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FLORIDA

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Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law. The name of each initial member of the Corporation's Board of Directors is:

Richard Symms

Article VI. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.
401 Ocean Drive, Suite 312
Miami Beach, FL 33139

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective as of April 29, 1996.

The authorized representative of the incorporator executed these Articles of Incorporation on April 29, 1996.

Corporate Creations International Inc.

By: 

Luis A. Uriarte, Vice President

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American Incorporators, Ltd.
1220 North Market Street, Suite 606
Wilmington, DE 19801
(302) 421-5752

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

CORPORATION:
1/2 Commission Realty, Inc.

REGISTERED AGENT:
Richard Syms
141 NW 20th Street
Boca Raton, FL 33431

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

By: 
Richard Syms

Date: April 22nd 1996

American Incorporators, Ltd.
1520 North Market Street, Suite 505
Wilmington, DE 19801
(302) 421-5782

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