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FAX #: (904)922-4001

FROM: CORPORATE CREATIONS INTERNATIONAL INC.  
CONTACT: JOHNNY C RODRIQUEZ  
PHONE: (305)672-0686

ACCT#: 073171003004

FAX #: (305)672-9110

NAME: REALTY ADVANTAGE, INC.  
AUDIT NUMBER.....H97000000045  
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.  
CERT. OF STATUS..1 PAGES..... 4  
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**Articles of Incorporation  
of  
Realty Advantage, Inc.**

**Article I. Name**

The name of this Florida corporation is:  
Realty Advantage, Inc.

**Article II. Address**

The mailing address of the Corporation is:  
Realty Advantage, Inc.  
1700 North Dixie Highway  
Boca Raton FL 33432

**Article III. Capital Stock**

The Corporation shall have the authority to issue 1,000 shares of common stock, par value zero per share.

**Article IV. Registered Agent**

The name and address of the registered agent of the Corporation is:  
David M. Beckerman  
1200 North Federal Highway, Suite 320  
Boca Raton FL 33432

**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 Corporation.

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David M. Beckerman FL Bar Member 324477  
Felberbaum & Beckerman, P.A.  
1200 North Federal Highway, Suite 320  
Boca Raton FL 33432  
561-391-8600 • Fax 561-391-7010

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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:

Madelyn Weingarden

Article VI. Incorporator

The name and address of the incorporator is:

David M. Beckerman  
Felberbaum & Beckerman, P.A.  
1200 North Federal Highway, Suite 320  
Boca Raton FL 33432

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective January 2, 1997

The undersigned incorporator executed these Articles of Incorporation on January 2, 1997



DAVID M. BECKERMAN  
by B.R. Fons as attorney-in-fact

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David M. Beckerman FL Bar Member 324477  
Felberbaum & Beckerman, P.A.  
1200 North Federal Highway, Suite 320  
Boca Raton FL 33432  
561-391-8800 • Fax 561-391-7010

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**Certificate of Designation  
Registered Agent and Registered Office**

**CORPORATION:**  
**Realty Advantage, Inc.**

**REGISTERED AGENT:**  
**David M. Beckerman**  
**1200 North Federal Highway, Suite 320**  
**Boca Raton FL 33432**

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CLERK OF COURT  
JULIA A. HARRIS

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.

  
**DAVID M. BECKERMAN**  
by B.R. Fons as attorney-in-fact

**Date: 1/2/97**

**David M. Beckerman FL Bar Member 324477**  
**Felberbaum & Beckerman, P.A.**  
**1200 North Federal Highway, Suite 320**  
**Boca Raton FL 33432**  
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