

**SCHNEIDER
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Attorneys at Law

Harvey R. Schneider
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1900 Corporate Boulevard, N.W.
Suite 301 - West Building
Boca Raton, Florida 33431

Telephone: 561-241-5551
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March 10, 1998

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: Island Estates Real Estate Services, Inc.

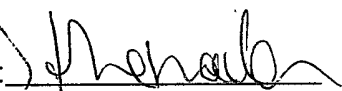
To Whom It May Concern,

Enclosed please find the Articles of Incorporation for the above referenced corporation together with our check in the amount of \$70.00 representing the required filing and registered agent fees. We are enclosing a self addressed stamped envelope for you to use in returning to us the Departments letter indicating the document number and filing date along with the enclosed copy of the Articles marked "Filed" noting the date and time.

Please give me a call should you have any questions regarding the enclosures or these instructions. Thank you for your assistance in this matter.

Very Truly Yours,
SCHNEIDER & HEFFNER

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By: 
Harvey Schneider, Esq.

cc: Gary Cohen

P. Hall
MAR 13 1998

ARTICLES OF INCORPORATION

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ARTICLE I

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The name of this corporation is ISLAND ESTATES REAL ESTATE SERVICES, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II

The principal office address of the corporation is Two Islands Drive, Aventura Florida 33160, and the mailing address is PO Box 601011, North Miami Beach, Florida 33160.

ARTICLE III

The authorized stock shall consist of 1000 shares of common voting stock of \$1.00 par value for each share. The consideration for shares shall be as established from time to time by the Board of Directors. Upon a dissolution, the shareholders shall be entitled to the net assets of the corporation as provided by law.

ARTICLE IV

The name of the initial registered agent of the corporation is Harvey R. Schneider, Esq. and the street address of the initial registered office of the corporation is 1900 Corporate Boulevard, Suite 301-West, Boca Raton, Florida 33431.

ARTICLE V

The names and address of the Incorporator is Gary Cohen, Two Islands Drive, Aventura Florida 33160.

ARTICLE VI

The power to adopt the initial by-laws shall be vested in the initial Board of Directors.

ARTICLE VII

The purpose or purposes for which this corporation is organized shall be to transact any lawful business. The corporation shall be entitled to exercise all of the powers provided by law.

ARTICLE VIII

The corporation shall have perpetual existence unless

dissolved pursuant to law.

ARTICLE IX

Pre-emptive rights of shareholders may either be provided for in the by-laws or by resolution of the Board of Directors.

Dated this 9th day of March, 1998.

INCORPORATOR:


Gary Cohen

ACCEPTANCE BY REGISTERED AGENT:

The undersigned states that he is familiar with and does hereby accept and agree to abide by all of the obligations of acting and performing as Registered Agent for the corporation as required by law.

Dated this 9th day of March, 1998

REGISTERED AGENT:


HARVEY R. SCHNEIDER

PREPARED BY:
HARVEY R. SCHNEIDER, ESQ.
Florida Bar No.: 240508
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