



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 832798 4337904

AUTHORIZATION :

*Patricia Piguet*

COST LIMIT : \$ 122.50

ORDER DATE : May 27, 1998

ORDER TIME : 12:29 PM

ORDER NO. : 832798-005

CUSTOMER NO: 4337904

CUSTOMER: Seth Ellis, Esq  
THERREL BAISDEN, P.A.

Suite 2400  
One Se 3rd Avenue  
Miami, FL 33131

700002537417--7

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 MAY 27 PM 1:13

DOMESTIC FILING

NAME: ~~REAL ESTATE INNOVATIONS,~~  
~~INC.~~

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Tamara Odom

EXAMINER'S INITIALS:

2544  
W98-12064

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DIVISION OF CORPORATIONS

*g* 6/2/98



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 MAY 27 PM 1:13

May 27, 1998

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: REAL ESTATE INNOVATIONS, INC.  
Ref. Number: W98000012064

**RESUBMIT**

Please give original  
submission date as file date.

We have received your document for REAL ESTATE INNOVATIONS, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 898A00029720

RECEIVED  
98 JUN -2 AM 11:26  
DIVISION OF CORPORATION

EFFECTIVE DATE

5/26/98

ARTICLES OF INCORPORATION  
OF  
PROPERTY INNOVATIONS, INC.

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DIVISION OF CORPORATIONS  
98 MAY 27 PM 1:13

ARTICLE I

Name

The name of the corporation is PROPERTY INNOVATIONS, INC.

ARTICLE II

Duration

This corporation shall have a perpetual existence, unless dissolved according to law, commencing on the 26th day of May, 1998.

ARTICLE III

Purpose

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

ARTICLE IV

Capital Stock

This corporation is authorized to issue ONE THOUSAND (1000) shares of ONE AND NO/100 DOLLARS (\$1.00) par value common stock, which shall be designated "Common Shares."

ARTICLE V

Principal Office; Initial Registered Office and Agent

The street address of the initial principal office and registered office of this corporation is: Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131, and the name of the initial registered agent of this corporation at that address is: Seth E. Ellis, Esq.

ARTICLE VI

Initial Board of Directors

This corporation shall initially have Three (3) directors.

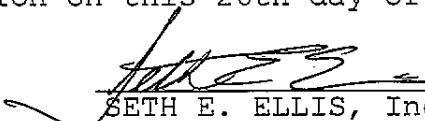
number of directors may be increased or decreased from time to time by the By-laws, but shall never be less than ONE (1). The names and addresses of the initial directors of this corporation are:

1. Richard LeBlanc c/o 5914 South Farragut Drive, Hollywood, Florida 33021
2. Kenneth LeBlanc c/o 5914 South Farragut Drive, Hollywood, Florida 33021
3. Elery LeBlanc c/o 5914 South Farragut Drive, Hollywood, Florida 33021

**ARTICLE VII**  
**Incorporator**

The name and address of the person signing these Articles is: Seth E. Ellis, Esq., Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 26th day of May, 1998.

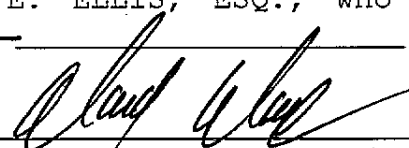
  
\_\_\_\_\_  
SETH E. ELLIS, Incorporator

STATE OF FLORIDA:

SS:

COUNTY OF MIAMI-DADE:

The foregoing instrument was acknowledged before me this 26 day of May, 1998, by SETH E. ELLIS, ESQ., who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
at Large

\_\_\_\_\_  
Type/Print/or Stamp Name of Notary

My Commission Expires:  
\_\_\_\_\_



FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 MAY 27 PM 1:13

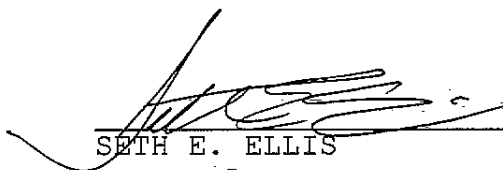
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**

PROPERTY INNOVATIONS, INC.

In pursuance of the Florida Statutes, the following is submitted, in compliance with said Act:

First--that PROPERTY INNOVATIONS, INC., desiring to organize under the laws of the State of Florida with its principal office at: c/o Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131, has named SETH E. ELLIS, Esq., located at SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131, as its agent to accept service of process within this state.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
\_\_\_\_\_  
SETH E. ELLIS