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To: Division of Corporations
Fax Number : (850) 922-4001

EFFECTIVE DATE
9-15-98

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

FLORIDA PROFIT CORPORATION OR P.A.

Real Estate Concepts of the Palm Beaches, Inc.

Certificate of Status	1
Certified Copy	0
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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Real Estate Concepts of the Palm Beaches, Inc.

Article II. Address

The mailing address of the Corporation is:
Real Estate Concepts of the Palm Beaches, Inc.
819 Lake Wellington Drive
West Palm Beach FL 33414 PALM BEACH

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Catherine Russo
819 Lake Wellington Drive
West Palm Beach FL 33414

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Catherine Russo

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. 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 applicable law.

Richard B. Comiter I FL Bar Member 330027
Richard B. Comiter, P.A.
250 Australian Avenue, Suite 1100
West Palm Beach FL 33401
561-835-9600

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Article V. Capital Stock

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

Article VI. Incorporator

The name and address of the incorporator is:

Richard B. Comiter

Richard B. Comiter, P.A.

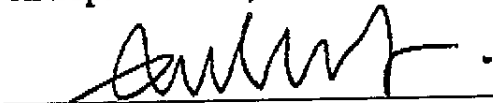
250 Australian Avenue, Suite 1100

West Palm Beach FL 33401

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on September 15, 1998.

The undersigned incorporator executed these Articles of Incorporation on September 16, 1998.



RICHARD B. COMITER

by L.A. Uriarte as attorney-in-fact

Richard B. Comiter | FL Bar Member 330027

Richard B. Comiter, P.A.

250 Australian Avenue, Suite 1100

West Palm Beach FL 33401

561-835-9600

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Real Estate Concepts of the Palm Beaches, Inc.

REGISTERED AGENT/OFFICE:

Catherine Russo

819 Lake Wellington Drive

West Palm Beach FL 33414

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.



CATHERINE RUSSO

by L.A. Uriarte as attorney-in-fact

Date: September 16, 1998.

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TALLAHASSEE, FLORIDA

Richard B. Corniter | FL Bar Member 330027
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