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FLORIDA PROFIT CORPORATION OR P.A.
PROGRESS REALTY GROUP, INC.

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**ARTICLES OF INCORPORATION
OF
PROGRESS REALTY GROUP, INC.**

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**ARTICLE I
NAME**

The name of the corporation is PROGRESS REALTY GROUP, INC., a Florida corporation
(the "Corporation")

**ARTICLE II
ADDRESS**

The principal and mailing address of the Corporation shall be 4025 NE 2nd Avenue Miami,
Florida 33137.

**ARTICLE III
DURATION**

This corporation shall have a perpetual existence commencing upon filing of the Articles of
Incorporation with the Florida Secretary of State.

**ARTICLE IV
PURPOSE**

The Corporation shall be authorized to engage in and transact any and all lawful business
within and without the State of Florida or United States for which corporations may be incorporated
under Chapter 607, Florida Statutes, as amended and supplemented.

**ARTICLE V
POWERS**

The Corporation shall have all of the powers conferred upon corporations organized pursuant
to the provisions of Chapter 607, Florida Statutes, as amended and supplemented.

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ARTICLE VI
CAPITAL STOCK

This corporation is authorized to issue One Thousand (1,000) shares of One Dollar (\$1.00) par value common stock.

ARTICLE VII
INCORPORATOR

The name and address of the person signing these Articles as Incorporator is: Robert Blanchard, 4025 NE 2nd Avenue Miami, Florida 33137.

ARTICLE VIII
INITIAL REGISTERED OFFICE AND AGENT

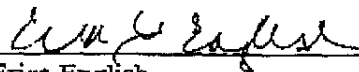
The street address of the initial registered office of this corporation is 2699 South Bayshore Drive, 7th Floor, Miami, Florida 33133 and the name of the initial registered agent of this corporation at that address is CORPCO, INC.

ARTICLE IX
INITIAL DIRECTORS

This corporation shall have three (3) initial directors. The number of directors may be either increased or diminished from time to time by the Bylaws but shall never be less than one. The initial directors of this corporation shall be: Robert Blanchard, James Blanchard and Vincent Perez.

ARTICLE X

IN WITNESS WHEREOF, I have made and subscribed these Articles of Incorporation this 4th day of March, 2004.


Erica English
Incorporator

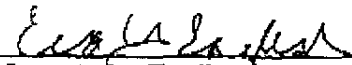
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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above corporation at the place designated in the Articles of Incorporation, I hereby accept this appointment of, and designation as, registered agent for service of process within the State of Florida of the proposed corporation named in the Articles of Incorporation hereinabove set forth and do hereby further state that we may be found as registered agent for service of process upon said proposed corporation at the address set forth in Article VIII of such Articles.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 4th day of March, 2004.

CORPCO, INC.


Name: Erica English
Office: Vice President

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