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APPROVED
AND
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05/11/05 PM 3:08
SECRETARY OF STATE
HALLMARKS, FLORIDA

CG 3-17

· Palm Beach 1031 Exchanges, Inc.

11922 Catalpha Avenue
Palm Beach Gardens, Florida 33410

March 9, 2005

Florida Secretary of State
Department of Corporations
New Filing Division
P.O. Box 6327
Tallahassee, FL 32314

To Whom It May Concern:

Enclosed, please find the Articles of Incorporation for Palm Beach 1031 Exchange, Inc., along with a check in the amount of \$ 78.75 (Seventy Eight Dollars and Seventy Five Cents) for the certified corporate filing fee. Please process these articles at your earliest convenience and return them to the following address:

Gregory Hess
11922 Catalpha Avenue
Palm Beach Gardens, Florida 33410

Thank you in advance for your assistance.

Cordially,

A handwritten signature in black ink, appearing to read 'Gregory Hess', with a stylized flourish at the end.

Gregory Hess

APPROVED
AND
FILED

Articles of Incorporation

05 MAR 11 PM 3:08

of

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Palm Beach 1031 Exchanges, Inc.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be: **Palm Beach 1031 Exchanges, Inc.**

The address of the principal office of this corporation shall be, **11922 Catalpha Avenue, Palm Beach Gardens, Florida 33410**, and the mailing address shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or businesses permitted under the laws of the United States, the State of Florida, or any other state, country, territory, or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 (One Thousand) shares of common stock having \$1 (One Dollar) par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be, **11922 Catalpha Avenue, Palm Beach Gardens, Florida 33410**, and the name of the initial registered agent of the corporation at that address is:.

Gregory Hess

11922 Catalpha Avenue

Palm Beach Gardens, Florida 33410

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have one officer and one director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

Gregory Hess, President/Director

11922 Catalpha Avenue

Palm Beach Gardens, Florida 33410

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Gregory Hess

11922 Catalpha Avenue

Palm Beach Gardens, Florida 33410

IN WITNESS WHEREOF, the undersigned subscriber has hereunto set his hand and seal
this 9 day of March, 2005, for the sole purpose of forming this corporation under the laws of the
State of Florida, and he hereby makes and files in the Offices of the Secretary of State, of the State of
Florida, these Articles of Incorporation, and certifies that the facts herein are true.

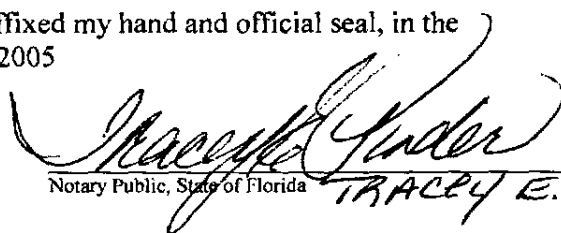
By: 
Gregory C. Hess

STATE OF FLORIDA }

COUNTY OF PALM BEACH }

BEFORE ME, the undersigned authority, personally appeared **Gregory Hess**, the signor who
personally appeared before me at the time of this notarization, and is personally known to me or has
produced FL DRIV. LIC. as identification and is known to be the person described in and
who executed the foregoing Articles of Incorporation and acknowledged to and before me that he
executed said instrument for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal, in the
County and State aforesaid, this 9th day of March, 2005


Notary Public, State of Florida TRACEY E. PINDER

My commission expires:



Tracey E. Pinder
MY COMMISSION # DD134170 EXPIRES
July 16, 2006
BONDED THRU TROY FAIN INSURANCE, INC.