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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305)634-3694
Fax Number : (305)633-9696

05 JUN -6 AM 10:10

SECRETARY OF STATE
DIVISION OF CORPORATIONS

FLORIDA PROFIT CORPORATION OR P.A.

pbg 1031 agent, inc.

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$78.75

J. Shivers JUN 07 2005

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ARTICLES OF INCORPORATION

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

ARTICLE I NAME

The name of the corporation shall be:

PBG 1031 AGENT, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business/mailling address is:

3251 North Federal Highway
Boca Raton, FL 33431

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

Act as qualified intermediary in transactions under Section 1031 of the Internal Revenue Code, and all other legal transactions

ARTICLE IV SHARES

The number of shares of stock is:

2,000

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

List name(s), address(es) and specific title(s):

Benjamin M. Gottlieb - President, Treasurer and Director
1112 Crystal Drive
Palm Beach Gardens, FL 33418

Janet C. Gottlieb - Secretary
1112 Crystal Drive
Palm Beach Gardens, FL 33418

ARTICLE VI REGISTERED AGENT

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Benjamin M. Gottlieb
1112 Crystal Drive
Palm Beach Gardens, FL 33418

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

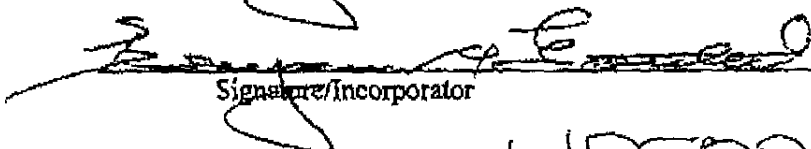
Benjamin M. Gottlieb, Esq.
3251 North Federal Highway
Boca Raton, FL 33418

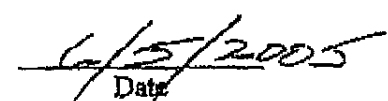
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Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity


Signature/Registered Agent


Date


Signature/Incorporator


Date

1112CRYSTALDRIVE