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Division of Corporations  
Fax Number : (850)205-0381

From:

Account Name : CAMNER, LIPSITZ AND POLLER, PROFESSIONAL ASSOCIATION  
Account Number : 075410001634  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**POLLER REALTY AND HOLDING CO.**

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## ARTICLES OF INCORPORATION

FOR

POLLER REALTY AND HOLDING CO.

I, the undersigned, do hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I

The name of the corporation shall be:

POLLER REALTY AND HOLDING CO.

The address of the principal office of this corporation is 550 Biltmore Way, Suite 700, Coral Gables, Florida 33134 and the mailing address shall be the same.

ARTICLE II

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

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having \$1 par value per share.

ARTICLE IV

This corporation shall have perpetual existence, commencing on the subscription and acknowledgment of these Articles, except that in the event the Articles are not filed with the Secretary of State within five (5) days, exclusive of legal holidays, after subscription and acknowledgment hereof, corporate existence shall begin on the date that these Articles are filed with the Secretary of State.

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ARTICLE V

The street address of the initial registered office of the corporation shall be: 550 Biltmore Way, Suite 700, Coral Gables, Florida 33134, and the name of the initial registered agent of the corporation at the address is Neale J. Poller.

ARTICLE VI

All corporate powers shall be exercised by or under the authority of and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one (1) Director initially. The name and street address of the member(s) of the Board of Directors is:

Director

Neale J. Poller

550 Biltmore Way, Suite 700

Coral Gables, Florida 33134

ARTICLE VII

The names and address of the initial officers of the corporation who shall hold office for one year or until their successors are duly elected and qualify shall be:

President/Vice President/

Neale J. Poller

Secretary/Treasurer

550 Biltmore Way, Suite 700

Coral Gables, Florida 33134

ARTICLE VIII

The name and address of the incorporator of the corporation is : Neale J. Poller, 550 Biltmore Way, Suite 500, Coral Gables, Florida 33134.

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ARTICLE IX

These Articles of Incorporation may be amended in the manner authorized by law at the time of amendment.

IN WITNESS WHEREOF, I, NEALE J. POLLER, being the Incorporator and Registered Agent of POLLER REALTY AND HOLDING CO., make and file these Articles of Incorporation. Having been named as Registered Agent and to accept service of process for POLLER REALTY AND HOLDING CO. at the place designated in these Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent this 25<sup>th</sup> day of July 2006.

  
NEALE J. POLLER, Incorporator  
and Registered Agent

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