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DIVISION OF CORPORATION

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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**the fellner group, inc.**

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ARTICLES OF INCORPORATION  
OF  
THE FELLNER GROUP, INC.

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The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation shall be:  
THE FELLNER GROUP, INC.

ARTICLE II. PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:  
1200 BRICKELL AVENUE  
SUITE 1720  
MIAMI, FL 33131

ARTICLE III. PURPOSE

The purpose for which this the corporation is organized is:  
The sale, purchase, leasing and management of residential, commercial, and industrial  
real estate.

ARTICLE IV. CAPITAL STOCK

The number of Shares of stock that this corporation is authorized to have outstanding at  
any one time is one hundred (100) shares at \$5.00 per share.

Prepared by:  
H. ALLAN TUCKER, ESQ  
5802 Tyler Street  
Hollywood, FL 33021  
Florida Bar Number: 129842  
Telephone: (954) 981-7171

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ARTICLE V. INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

MICHAEL FELLNER

541 CYPRESS POINTE DRIVE

WEST PEMBROKE PINES, FL 33027

ARTICLE VI. INCORPORATOR

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

NAME

ADDRESS

MICHAEL FELLNER

541 CYPRESS POINTE DRIVE

WEST PEMBROKE PINES, FL 33027

ARTICLE VII. INITIAL OFFICERS.

The names and addresses of the officers who are to conduct the business of this corporation until those elected at the first election are as follows:

PRESIDENT: Michael Fellner, 541 Cypress Pointe Drive,  
West Pembroke Pines, FL 33027

VICE PRESIDENT: Gabrielle Fellner, 541 Cypress Pointe Drive,  
West Pembroke Pines, FL 33027

SECRETARY: Gabrielle Fellner, 541 Cypress Pointe Drive,  
West Pembroke Pines, FL 33027

TREASURER: Michael Fellner, 541 Cypress Pointe Drive,  
West Pembroke Pines, FL 33027

The undersigned has executed these Articles of Incorporation this 9<sup>th</sup>

day of June 2008

  
MICHAEL FELLNER

CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

H08000148720

Pursuant to the provisions of section 607.0301, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is:

THE FELLNER GROUP, INC.

2. The name and address of the registered agent and office is:

MICHAEL FELLNER  
(NAME)

541 CYPRESS POINTE DRIVE  
(P.O. BOX NOT ACCEPTABLE)

WEST PEMBROKE PINES, FL 33027  
(CITY/STATE/ZIP)

SIGNATURE *Michael Fellner*

TITLE PRESIDENT

DATE JUNE 9, 2008

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.

SIGNATURE *Michael Fellner*

MICHAEL FELLNER

DATE JUNE 9, 2008

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