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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5-19-08

WALTER E. FOSTER III, P. A.
ATTORNEY AT LAW

315 SOUTH PALMETTO AVENUE
DAYTONA BEACH, FLORIDA 32114

TELEPHONE
(386) 252-7634
FAX
(386) 254-7515

August 17, 2009

Secretary of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

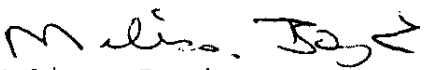
Attn: Filing section

Dear Secretary of State:

Enclosed please find original and original copy of Articles of Organization, together with check in the amount of \$78.75 for filing fee with certified copy.

Thank you for your attention to this matter and if you should have any questions, please contact me.

Sincerely,


Melissa Boyd
Secretary to Water E. Foster III

enclosed

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
PORTOFINO REALTY, INC.

I, the undersigned person do hereby form the above corporation and to that end do hereby certify to the facts hereinafter set forth, as required by law.

I

The name of the proposed corporation shall be:

PORTOFINO REALTY, INC.

II

The general nature of the business to be transacted is as follows, to-wit:

1. Primary purpose will be to engage in the Real Estate business and management and all related activities.

2. To borrow or to raise monies for any of the purposes of the corporation, to issue bonds, notes or other obligations for monies so borrowed and to secure the payments thereof, and of the interest thereon, in whole or in part, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the property of the corporation, real or personal, including contracts and other rights, franchises and privileges and also its income, profits, stocks, bonds and other securities of other corporations, associations, individuals or others, whether at the time owned or thereafter acquired; and to sell or pledge such bond or notes or

other obligations of the corporation for its proper corporation purposes; also to loan or advance money upon mortgaged on real or personal property, or either of them or otherwise so far as shall be necessary or desirable in the conduct of the business of the corporation and not inconsistent with the laws of the State of Florida.

3. To conduct its business in other states, in territories and in foreign countries subject to the laws of such state, district, territory, colony or country.

4. Without in any way limiting the foregoing purpose, it is hereby declared and provided that the corporation shall have power to do any and all acts and things that may be reasonable necessary or appropriate to accomplish the purposes, of any of them, for which the corporation is created, so far as the same shall not be inconsistent with the laws of the State of Florida.

III

The maximum number of shares of stock with which the corporation is authorized to have outstanding at any time shall be One Thousand (1000) shares of voting stock to be of no par value. The stock of this corporation shall be and can be paid for in cash or property, real, personal, or mixed or labor or services as full calculation to be fixed by the Board of Directors.

IV

The amount of capital with which the corporation shall begin business is One Thousand and No/100 Dollars (\$1,000.00).

V.

The corporation shall have perpetual existence.

VI

The principal place of business is 1901 N. Atlantic Ave., Daytona Beach, FL 32904. The Registered Agent shall be Walter E. Foster III, 315 S. Palmetto Avenue, Daytona Beach, Florida 32118.

VII

There shall not be less than one nor more than nine Directors of said corporation, provided, however that the corporation's number of Directors may be increased in any manner now or hereinafter authorized by law.

VIII

The names and Post Office address for the incorporator, who subject to the provisions herein contained and of the said corporation and Chapter 607, Florida Statutes, as amended, shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified are the following:

NAME

POST OFFICE ADDRESSES

Incorporator

Walter E. Foster III

315 S. Palmetto Ave.
Daytona Beach, FL 32114

IX

The officer of said corporation shall be a President and such other officers and agents as may be deemed necessary. All officers, agents and directors shall be chosen in such a manner and shall hold their offices for such terms and shall have such powers and duties as may be presented by the By-Laws or determined by the Board of Directors. Any person may hold two or more offices except that the President shall not also be the Secretary or an Assistant Secretary of the Corporation.

X

Said Corporation reserves the right to amend, alter, change or repeal any provisions contained in this certificate in the manner now or hereinafter permitted by law or prescribed by Statutes, and all rights conferred upon the Stockholders.

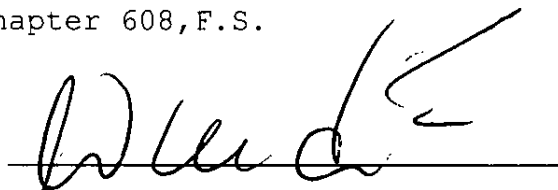
ARTICLE XI

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

This address of the initial registered office of the corporation is 315 S. Palmetto Ave., City of Daytona Beach, State of Florida, 32114 and the name of the company's initial registered agent at that address is Walter E. Foster III.

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 as provided for in Chapter 608, F.S.

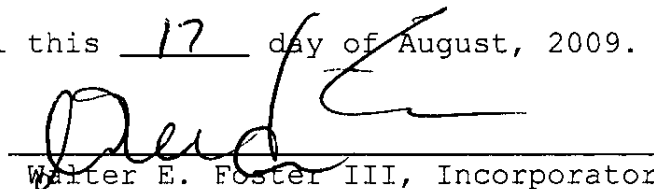


Registered Agent's Signature

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TALLAHASSEE, FLORIDA

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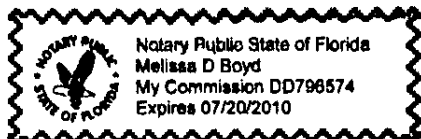
IN WITNESS WHEREOF, I the undersigned, being the original subscriber of these Articles of Incorporation, for the purpose of forming a corporation under the laws of the State of Florida, do hereby make and file these Articles of Incorporation hereby declaring and certifying that the facts herein are true, and hereunto set my hand and seal this 17 day of August, 2009.



Walter E. Foster III, Incorporator

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing Articles of Incorporation was acknowledged before me this 17th day of August, 2009 by Walter E. Foster III, who is personally known to me or who has produced _____ as identification and who did (did/not) take an oath.



NOTARY PUBLIC, State

My Commission Expires: