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NAME: ISLER REALTY & MANAGEMENT ASSOCIATES, INC.
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ARTICLES OF INCORPORATION
OF
ISLER REALTY & MANAGEMENT ASSOCIATES, INC.

FILED
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JAN 13 1968
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The undersigned, acting as Incorporator of a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

1. **Name.** The name of the corporation is Isler Realty & Management Associates, Inc.
2. **Duration.** The period of duration is perpetual.
3. **Purpose.** The corporation is a corporation for profit and is organized for the following general purposes:
 - a) Real Estate sales and leasing.
 - b) To carry on the repair of residential and commercial structures; to buy, sell, and otherwise deal in all kinds of materials and finished products; to engage in a general contracting business to such an extent as it may be considered necessary to assure satisfactory distribution, use, and application of any of the products, materials or accessories herein above referred to.
 - c) To carry on and conduct a general contracting business, including but not limited to the designing, constructing, remodeling or otherwise engaging in any work upon buildings, both residential and commercial.
 - d) To provide management and consulting services to firms/companies/organizations engaged in the construction industry, to include but not limited to services as construction managers.
 - e) To engage in any lawful business or activity related to building operations and services.
 - f) To engage in any other lawful business or activity for which corporations may be organized under the laws of the United States and Florida.

Document Prepared by:
STANLEY E. JOHNSON, JR., ESO.
1444 Biscayne Boulevard, Suite 220
Miami, Florida 33132
Tel. (305) 372-2797
Florida Bar No. 472395

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4. **Capital Stock.** The corporation is authorized to issue One Hundred Thousand shares, all of one class, at \$.01 par value.

5. **Initial Registered Office and Agent.** The name and address of the initial registered agent and office of this corporation is as follows:

Stanley E. Johnson, Jr.
1444 Biscayne Boulevard, Suite 220
Miami, FL 33132

6. **Principal Office and Mailing Address.** The initial principal office of this corporation and its initial mailing address is as follows:

Stanley E. Johnson, Jr.
1444 Biscayne Boulevard, Suite 220
Miami, Florida 33132

7. **Initial Board of Directors.** This corporation shall have three directors initially. The number of directors may be either increased or decreased from time to time by an amendment of the bylaws of the corporation in the manner provided by law, but shall never be less than one. The name and address of the initial directors of this corporation are:

Stanley E. Johnson, Jr.
201 N.W. 7th Street, Apt. 304
Miami, Florida 33136

Bernard M. Isler
1528 N.W. 171st Avenue
Pembroke Pines, FL 33028

Hosea Butler, Jr.
6517 N.W. 201 Terrace
Hialeah, Florida 33015

8. **Incorporator.** The name and address of the Incorporator signing these Articles of Incorporation is:

Stanley E. Johnson, Jr.
1444 Biscayne Boulevard, Suite 220
Miami, Florida 33132

9. **Amendment of Articles.** This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.


10. **Indemnification.** This corporation shall indemnify and may insure its officers and directors to the fullest extent permitted by law as currently in effect or as amended in the future.

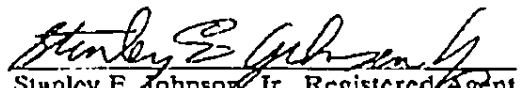
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11. **Debts of the Corporation.** The private property of the shareholders shall not be subject to payment of the corporate debts in any event.

12. **Conflict of Interest.** This corporation, expressly elects not to be governed by Florida Statutes Section 607.0901 (1991), as amended, relating to affiliated transactions. No contract or other transaction between this corporation and any other corporation, and no act of this corporation, shall in any way be affected or invalidated by the fact that any of the directors of this corporation are peculiarly or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be party to, or may be peculiarly or otherwise interested in, any contract or transaction of this corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this corporation who is also a director or an officer of such other corporation, or who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction, with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 12 day of July, 1995.


Stanley E. Johnson, Jr., Incorporator


Stanley E. Johnson, Jr., Registered Agent

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STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME, the undersigned authority personally appeared Stanley E. Johnson, Jr., to me known, to be the person who executed the foregoing Articles of Incorporation, and he acknowledged to me that he executed such instrument. *Personally known by me*

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of July, 1995.

Johnny Browdy III

Notary Public
State of Florida
JOHNNY BROWDY, III

My Commission Expires:



JOHNNY BROWDY III
My Commission OC949922
Expires Feb. 06, 1998
Bonded by HAI
800-422-1555

JOHNNY BROWDY III
Commission OC949922
Expires Feb. 06, 1998
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The undersigned being the duly elected and acting Director/Treasurer for ISLER REALTY & MANAGEMENT ASSOCIATES, INC. does on behalf of ISLER REALTY & MANAGEMENT ASSOCIATES, INC. certify that he is familiar with and accepts the duties and responsibilities as Registered Agent for ISLER REALTY & MANAGEMENT ASSOCIATES, INC.

By: Stanley E. Johnson, Jr.
NAME: Stanley E. Johnson, Jr.
TITLE: Director/Treasurer/
Registered Agent

STATE OF FLORIDA }
COUNTY OF DADE }

The foregoing instrument was acknowledged before me this 12 day of July, 1995 by Stanley E. Johnson, who has produced as identification for ISLER REALTY & MANAGEMENT ASSOCIATES, INC. is personally known by me.

Johnny Browdy, Jr.
Name: JOHNNY BROWDY, JR.
Notary Public



JOHNNY BROWDY JR
My Commission 00348822
Expires Feb. 02, 1998
Bonded by HAI
800-428-1888

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