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Burt E. Eisenberg, P.A.

Burt E. Eisenberg, J.D.

Greg Ross, J.D. of Counsel

470013 Sheridan Street
Hollywood, FL 33021-3410
054-004-2000
Fax: 054-085-0041

June 25, 1996

Jennie Eckland
Attorney's Title Insurance Fund
660 E. Jefferson Street, Suite 200
Tallahassee, FL 32301

Return to
RIC ASAP

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*****70.00 *****70.00

RE: Pogo Realty Corp.

Ms. Eckland:

Enclosed please find a new corporation for filing. Please file as appropriate and fax a copy of the incorporation letter once obtained. A check to the Secretary of State for \$70.00 and to Attorney's Title for \$10.00 are enclosed.

Thank you in advance for your attention to this matter.

Sincerely yours,

BURT E. EISENBERG

BEE/ns

Encl.

95 JUN 25 PM 12:09
RECEIVED CORPORATION

96 JUN 25 PM 12:59

FILED

8/26/96

**ARTICLES OF INCORPORATION
OF
POGO REALTY CORP.**

FILED
96 JUL 27 PM 12:54
CLERK
STATE OF FLORIDA

The undersigned incorporators, for the purposes of forming a corporation under the Florida Business Corporations Act, Chapter 607, Florida Statutes, hereby adopt(s) the following Articles of Incorporation:

ARTICLE I. NAME AND PRINCIPAL ADDRESS

The name of the corporation shall be POGO REALTY CORP. The principal address of the Corporation will be 2378 NW 64 Street, Boca Raton, FL 33496, and the mailing address shall be the same.

ARTICLE II. DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III. PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under Florida law.

ARTICLE IV. CAPITAL STOCK

The number of shares of stock that this Corporation is authorized to have outstanding at any one time is one thousand (1,000) shares.

ARTICLE V. PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 4700B Sheridan Street, Hollywood, FL 33021 and the name of the initial registered agent at that address is Burt E. Eisenberg, Esq..

ARTICLE VII. INCORPORATORS

The name and address of each person signing these Articles is:

<u>NAME</u>	<u>ADDRESS</u>
BURT E. EISENBERG	4700B Sheridan Street Hollywood, FL 33021

ARTICLE VIII. OFFICERS AND DIRECTORS

The name and street address of the initial officer(s) and director(s) who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

<u>NAME</u>	<u>ADDRESS</u>
HARVEY POLLY	2901 S. Ocean Blvd. Penthouse Suite Highland Beach, FL 33487
VONNIE M. GOLDBERG	2378 NW 64 Street Boca Raton, FL 33496

ARTICLE IX. INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X. AMENDMENT

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


IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 27th day of June, 1996.


Subscriber - Burt E. Eisenberg

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned officer duly authorized to administer oaths, personally appeared Burt E. Eisenberg known to be and personally known by me to be the person who executed the foregoing Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, this 27th day of June, 1996.



NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



**Certificate Designating Place of Business or Domicile for the Service of Process Within This State,
Naming Agent Upon Whom Process May be Served**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

That POGO REALTY CORP., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at 2378 NW 64 Street, Boca Raton, FL 33496, County of Palm Beach, State of Florida, has named BURT E. EISENBERG, ESQ. located at 4700B Sheridan Street, Hollywood, FL 33021, County of Broward, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

I hereby certify that I am familiar with and accept the duties and responsibilities as registered agent for said Corporation.

Registered Agent

By:


BURT E. EISENBERG

FILED
96 JUN 26 PM 12:54
CLERK OF COURT
BROWARD COUNTY
FLORIDA