

# Commercial Investment Realty Group

7967 S.E. Riveredge Street • Jupiter, FL 33458 • Ph: (561) 309-3949

P98 000106517

December 3, 1998

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-12/07/98--01158--005  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32314

EFFECTIVE DATE  
11-30-98

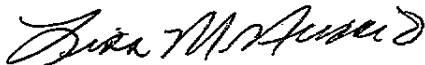
RE: New Corporation - Filing Articles of Incorporation

To Whom It May Concern:

Enclosed for filing are originals and one copy of the Articles of Incorporation and Certificate of Registered Agent for Commercial Investment Realty Group. I have also enclosed a check for \$70.00 for the filing of the Articles of Incorporation. Once completed, please return the duplicate copies marked "filed" in the enclosed self-addressed stamped envelope.

Thank you for your assistance.

Sincerely,



Lisa Nuccio  
Legal Assistant

Enclosures

98 DEC -7 PM 2:50  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
FILED

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FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

December 9, 1998

LISA NUCCIO LEGAL ASSISTANT  
7967 SE RIVEREDGE ST  
JUPITER, FL 33458

SUBJECT: COMMERCIAL INVESTMENT REALTY GROUP  
Ref. Number: W98000027504

FILED  
98 DEC -7 PM 2:56  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We have received your document for COMMERCIAL INVESTMENT REALTY GROUP and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporate name must contain a suffix that will clearly indicate that it is a corporation. Such suffixes include: CORPORATION, CORP., COMPANY, CO., INC., and INCORPORATED.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6904.

Freida Chesser  
Corporate Specialist

Letter Number: 398A00058091

**ARTICLES OF INCORPORATION  
OF  
COMMERCIAL INVESTMENT REALTY GROUP, Inc.**

98 DEC - 7 PM 2:56  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, FOR PURPOSES OF FORMING A CORPORATION UNDER THE FLORIDA GENERAL CORPORATION ACT, HEREBY ADOPT THE FOLLOWING ARTICLES OF INCORPORATION:

**EFFECTIVE DATE**  
11-30-98

**ARTICLE I - NAME**

The name of the Corporation is: COMMERCIAL INVESTMENT REALTY GROUP, Inc.

**ARTICLE II - PERIOD OF DURATION**

This corporation shall have perpetual existence commencing on the date of execution of these articles.

**ARTICLE III - PURPOSE**

This Corporation is organized for the purpose of engaging in and transacting any and all lawful business.

**ARTICLE IV - CAPITAL STOCK**

The aggregate number of shares which the Corporation is authorized to issue is 50,000 shares, all of which shall be common shares with par value of \$.01.

**ARTICLE V - PREEMPTIVE RIGHTS GRANTED**

Each shareholder of stock of this Corporation shall be entitled to full preemptive rights to purchase any unissued or treasury shares of the Corporation and any securities of the Corporation convertible into or carrying a right to subscribe to or acquire shares of any such unissued or treasury shares.

**ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 7967 S.E. Riveredge Street, Jupiter, FL 33458, and the name of the initial registered agent of this Corporation is Maureen O'Sullivan.

**ARTICLE VII - INITIAL BOARD OF DIRECTORS**

This Corporation shall have one director constituting the initial Board of Directors. The number of directors may be either increased or decreased from time to time by the by-laws. The name and address of the initial Directors of this Corporation is:

<u>Name</u>	<u>Address</u>
Maureen O'Sullivan	7967 S.E. Riveredge Street Jupiter, Florida 33458

**ARTICLE VIII - INCORPORATOR**

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

<u>Name</u>	<u>Address</u>
Maureen O'Sullivan	7967 S.E. Riveredge Street Jupiter, Florida 33458

**ARTICLE IX - INDEMNIFICATION**

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

**ARTICLE X - AMENDMENTS**

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

**ARTICLE XI - BY-LAWS**

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors.

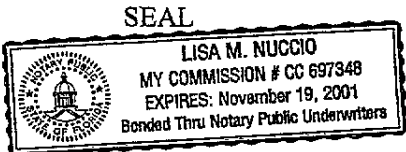
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30th day of November, 1998.

*Maureen O'Sullivan*  
 \_\_\_\_\_  
 Maureen O'Sullivan

STATE OF FLORIDA            )  
COUNTY OF PALM BEACH    )

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Maureen O'Sullivan, known to be and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal in the State and County aforesaid, this 30th day of November, 1998.



*Lisa M. Nuccio*  
 \_\_\_\_\_  
 Signature of Notary Public

[Use for new FL corp's]

**CONSENT OF THE INCORPORATOR**  
of  
**COMMERCIAL INVESTMENT REALTY GROUP, INC.**

The undersigned, being the incorporator of COMMERCIAL INVESTMENT REALTY GROUP, <sup>INC.</sup> (the "Corporation") waiving any required notice of a meeting, does hereby consent to the following action being taken for and on behalf of the Corporation without a meeting:

1. That the Articles of Incorporation of the Incorporation and a copy of the Affidavit, both filed on [ ] with the Department of State of the State of Florida be accepted and filed with the corporate records of the Corporation and that the By-laws attached hereto as an exhibit be, and they hereby are, adopted as the By-laws of the Corporation. The initial registered agent and initial registered office of the Corporation shall be as provided in the Articles of Incorporation.

2. That the following persons be and they hereby are elected directors of the Corporation: Maureen O'Sullivan.

3. That the following persons be, and they hereby are, elected to the offices set forth opposite their respective names, each to hold office at the pleasure of the shareholders until his or her resignation, removal or death or until his or her respective successor is elected and qualified, whichever shall first occur:

President: Maureen O'Sullivan      Senior Vice President: Maureen O'Sullivan  
Vice-President: Dennis O'Keefe      Treasurer: Maureen O'Sullivan  
Secretary: Maureen O'Sullivan

4. That the Corporation purchase a seal, a minute book and such other books and records as may be necessary and that the stock of the Corporation be evidenced by the notice certificate attached hereto as an exhibit which is, approved and adopted as the certificate of capital stock of the Corporation.

5. That the proper officers be, and each of them individually is, authorized by and on behalf of the Corporation to sign any and all additional documents and to take any and all further action as may be necessary to carry out any of the actions approved by this Consent of the Incorporator and to execute and file in the proper public offices any and all reports, returns and certificates that now are, or may hereafter be required of the Corporation and that said officers are or shall be required to make in its behalf.

**STATE OF FLORIDA  
DEPARTMENT OF STATE**

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF  
PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS  
SUBMITTED:

First: That Commercial Investment Realty Group,<sup>INC.</sup> desiring to organize or qualify under the laws of the  
State of Florida, with its principal place of business at 7967 S.E. Riveredge Street, Jupiter, Florida, 33458,  
has named Maureen O'Sullivan, registered agent, located at 7967 S.E. Riveredge Street, Jupiter, County of  
Palm Beach, State of Florida, as its agent to accept service of process within Florida.

SIGNATURE: Maureen O'Sullivan  
Maureen O'Sullivan

TITLE: INCORPORATOR

DATE: November 30, 1998

**ACCEPTANCE:**

The undersigned, having been named to accept service of process for the above stated Corporation at the  
place designated in the certificate, hereby agrees to act in this capacity, and further agrees to comply with  
the provisions of all statutes relative to the proper performance of his duties.

Maureen O'Sullivan  
Maureen O'Sullivan  
Registered Agent

Date: November 30, 1998

FILED  
98 DEC - 7 PM 2:56  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA