

**Electronic Articles of Incorporation  
For**

P02000084413  
FILED  
August 05, 2002  
Sec. Of State

CLASSIC TOWNHOMES, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:  
CLASSIC TOWNHOMES, INC.

**Article II**

The principal place of business address:  
200 HOLIDAY DRIVE  
HALLANDALE, FL. 33009

The mailing address of the corporation is:  
200 HOLIDAY DRIVE  
HALLANDALE, FL. 33009

**Article III**

The purpose for which this corporation is organized is:  
  RESIDENTIAL REAL ESTATE DEVELOPMENT; SALES, ACQUISITIONS,  
DEVELOPMENT AND IMPROVEMENT OF REAL ESTATE; INCLUDING  
TOWNHOMES AND CONDOMINIUMS.

**Article IV**

The number of shares the corporation is authorized to issue is:  
10,000

**Article V**

The name and Florida street address of the registered agent is:  
MICHAEL OSMAN  
1474-A WEST 84 STREET  
HIALEAH, FL. 33014

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: L. MICHAEL OSMAN

### **Article VI**

The name and address of the incorporator is:

FRANK IPPOLITO  
200 HOLIDAY DRIVE  
HALLANDALE, FLORIDA 33009

Incorporator Signature: FRANK IPPOLITO

### **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PD  
FRANK IPPOLITO  
200 HOLIDAY DRIVE  
HALLANDALE, FL. 33009

Title: VD  
TROY IPPOLITO  
313 S.E. 6 STREET  
DANIA, FL. 33004

Title: VD  
NICOLE IPPOLITO  
700 LAYNE BOULEVARD, UNIT 318  
HALLANDALE, FL. 33009

Title: SD  
NICOLE IPPOLITO  
700 LAYNE BOULEVARD, UNIT 318  
HALLANDALE, FL. 33009