

**Electronic Articles of Incorporation
For**

P18000092602
FILED
November 07, 2018
Sec. Of State
tscott

RAND COMMERCIAL REALTY, 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:

RAND COMMERCIAL REALTY, INC.

Article II

The principal place of business address:

250 ROYAL PALM WAY
SUITE 306
PALM BEACH, FL. US 33480

The mailing address of the corporation is:

250 ROYAL PALM WAY
SUITE 306
PALM BEACH, FL. US 33480

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

200

Article V

The name and Florida street address of the registered agent is:

ELIZABETH RAD
250 ROYAL PALM WAY
SUITE 306
PALM BEACH, FL. 33480

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

Registered Agent Signature: ELIZABETH RAD

P18000092602
FILED
November 07, 2018
Sec. Of State
tscott

Article VI

The name and address of the incorporator is:

ELIZABETH RAD
250 ROYAL PALM WAY
SUITE 306
PALM BEACH, FL 33480

Electronic Signature of Incorporator: ELIZABETH RAD

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

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

Title: P
ELIZABETH RAD
250 ROYAL PALM WAY, SUITE 306
PALM BEACH, FL. 33480 US