

Law Offices

Sakowitz & Sakowitz

FILED

CHARTERED

JAN 13 AM 9:41

Theodore J. Sakowitz
Alan B. Sakowitz

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

P95000003880

January 10, 1995

Secretary of State
Division of Corporations
Tallahassee, Florida 32302

8000001381223
01/12/95-01003-010
****140.00 *****70.00

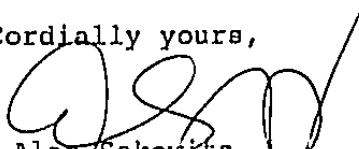
RE: Capitol Commercial Realty, Inc.
Erit Properties, Inc.

Gentlemen:

Enclosed are the original and two copies of the Articles of Incorporation regarding the above-captioned corporations and a check for \$140.00 to cover the filing fees.

Please return a copy of the Articles of Incorporation and certificates to the address on this stationery, not the address in the articles of incorporation.

Cordially yours,


Alan Sakowitz
for the firm

AS/sm
Enclosures

JAN 17 1995 ESB

ARTICLES OF INCORPORATION
OF
CAPITAL COMMERCIAL REALITY, INC.

FILED
25 JAN 13 AM 9:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these articles of incorporation, being a natural person and competent to contract, hereby forms a corporation for profit under the laws of the state of Florida.

ARTICLE I. NAME

The name of this corporation is CAPITAL COMMERCIAL REALITY INC.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of engaging in all lawful businesses permitted to a corporation organized under the Florida general corporation law, as in effect from time to time.

ARTICLE III. CAPITAL STOCK AUTHORIZED

a. The maximum number of shares of stock that the corporation is authorized to have outstanding at any time shall be 7500 shares of common stock at one dollar (\$1.00) per share par value.

b. The consideration to be paid for each share shall be payable in lawful money, property, labor or services.

ARTICLE IV. DURATION

The corporation shall have perpetual existence.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office and the principal place of business of this corporation is: IRIT PROPERTIES, INC., c/o Sakowitz & Sakowitz, Chartered, 1111 Kane Concourse, Suite 401, Bay Harbor Islands, Florida 33154 and the name of the initial registered agent of this corporation at that address is ALAN SAKOWITZ.

ARTICLE VI. INCORPORATOR

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

ABRAHAM GREENBOIM
1111 Kane Concourse, Suite 400
Bay Harbor Islands, FL 33154

ARTICLE VII. INITIAL BOARD OF DIRECTORS

The number of members of the initial board of directors shall be One. The number of Directors may be increased or decreased from time to time by a resolution of the majority of the Stockholders but shall never be less than one. The name and address of the initial Director of this corporation is:

ABRAHAM GREENBOIM
1111 Kane Concourse, Suite 400
Bay Harbor Islands, FL 33154

ARTICLE VIII. INFORMAL SHAREHOLDER ACTION

Any action of the Shareholders may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all the Shareholders entitled to vote upon such action at a meeting and filed with the Secretary of the corporation as part of the corporate records.

ARTICLE IX. INFORMAL DIRECTOR ACTION

If all of the Directors severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writings evidencing their consent are filed with the Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors.

ARTICLE X. INDEMNIFICATION

The corporation shall indemnify each officer, director, former officer and former director, against all expenses reasonably incurred by them in connection with or arising out of any action, suit or proceeding which they may be involved, by reason of them being or having been a director or officer of the corporation, to the fullest extent permitted by law.

ARTICLE XI. BYLAW AGREEMENT

The power to adopt, alter, amend or repeal the Bylaws of this corporation shall be vested in the Board of Directors, and Stockholders provided that such amendment be in compliance with the laws of Florida.

ARTICLE XII. PREEMPTIVE RIGHTS

The holders of the common stock of this corporation shall have preemptive rights to purchase, at prices, terms and conditions that shall be fixed by the Board of Directors, those shares of the

common stock of this corporation which may be issued from time to time for money, property or past services in addition to that stock authorized and issued by the corporation. The preemptive right of any holder is determined by the ratio of the authorized and issued shares of common stock held by the holder and all shares of common stock currently authorized and issued.

ARTICLE XIII. ACCEPTANCE OF REGISTERED AGENT

The above named registered agent agrees to act in said capacity and to comply with the provisions of all statutes relative to the performance as a registered agent.

IN WITNESS WHEREOF, The undersigned Incorporator has executed these Articles of Incorporation in the State of Florida, this 9 day of January, 1995.



ALAN SAKOWITZ
Incorporator



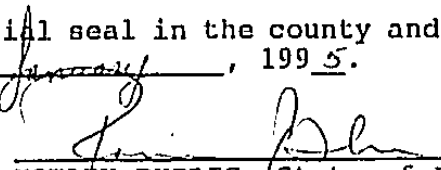
ALAN SAKOWITZ
Registered Agent

STATE OF FLORIDA :
: ss:
COUNTY OF DADE :

I HEREBY CERTIFY that before me, the undersigned authority, personally appeared ALAN SAKOWITZ to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that said person subscribed to those Articles of Incorporation for the uses and purposes therein expressed.

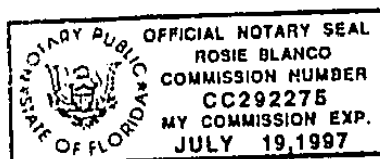
WITNESS my hand and official seal in the county and state last aforesaid this 9th day of January, 1995.

My commission expires:



NOTARY PUBLIC, State of Florida
at Large

C:\AHA\CD-A1-CC



P95000003880
Law Office
Sakowitz & Sakowitz

CHARTERED

Theodore J. Sakowitz
Alan B. Sakowitz

July 26, 1995

Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

RE: Capital Commercial Realty, Inc.

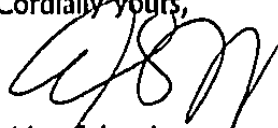
000001548920
-07/28/95--01069--020
*****35.00 *****35.00

Dear Sir/Madam:

Enclosed please find the firm's check in the amount of \$35.00 to cover the cost of filing the Articles of Amendment for the above-named corporation.

If there is anything more that you need, please feel free to contact this office.

Cordially yours,


Alan Sakowitz
for the firm

AS/cm

Enclosure

M:\ram\Letters\DeptState.ltr

FILED
1995 SEP 18 AM 9:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W95000015945
Name Change
LFT 9-19-95
789,524,671



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

FILED

1995 SEP 18 AM 9:22

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

August 8, 1995

Alan B. Sakowitz, Esquire
The Concourse Plaza, Suite 401
1111 Kano Concourse
Bay Harbor Islands, FL 33154-2029

SUBJECT: CAPITAL COMMERCIAL REALITY, INC.
Ref. Number: P95000003880

We have received your document for CAPITAL COMMERCIAL REALITY, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please fill in the date of adoption of the amendment.

Please return 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 (904) 487-6910.

Louise Flemming-Jackson
Corporate Specialist Supervisor

Letter Number: 895A00037149

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF

CAPITAL COMMERCIAL REALTY, INC.

(present name)

FILED
1995 SEP 18 AM 9:22
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

Pursuant to the provisions of section 607.1006, Florida Statutes, this corporation adopts the following articles of amendment to its articles of incorporation:

FIRST: Amendment(s) adopted: *(indicate article number(s) being amended, added or deleted)*

Article One - is amended to read the name of this Corporation is CAPITAL COMMERCIAL REALTY, INC.

SECOND: If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

THIRD: The date of each amendment's adoption: July 27 1995

FOURTH: Adoption of Amendment(s) (check one)

☒ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups.

The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient for approval by _____."
(voting group)

☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this 27th day of July, 1995.

Signature

Abraham Greenboim
(By the Chairman or Vice Chairman of the Board of Directors,
President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

Abraham Greenboim

Typed or printed name

President, Director and Shareholder

Title