

Charter Number Only

1/10/95
P95000004481

Requester's Name

Address

City

State

ZIP

Phone

CORPORATION(S) NAME

PROPERTY TOO REALTY, INC

400001377274
-01/12/95--01024--004
****122.50 ****122.50



FLORIDA DEPARTMENT OF STATE
Toll Free: 1-800-432-3028

FILED
JAN 18 PM 2:33
TALLAHASSEE, FLORIDA

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | <input type="checkbox"/> Foreign | <input type="checkbox"/> Mark |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Dissolution | <input type="checkbox"/> Other |
| <input type="checkbox"/> Reinstatement | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Reservation | <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Certificate Under Seal |
| <input type="checkbox"/> Photo Copies | <input type="checkbox"/> Call When Ready | <input type="checkbox"/> After 4:30 |
| <input type="checkbox"/> Call If Problem | <input checked="" type="checkbox"/> Walk In | <input type="checkbox"/> Mail Out |
| <input type="checkbox"/> Will Wait | <input checked="" type="checkbox"/> Pick Up | |

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

CERTIFIED COPY

6:08
H. SIMS JAN 12 1995



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 12, 1995

EMPIRE

MIAMI, FL

SUBJECT: PROPERTY TOO REALTY, INC.
Ref. Number: W95000000874

95 JAN 18 10 51

FILED
95 JAN 18 PM 2 33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for PROPERTY TOO REALTY, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The designation of the registered office and the registered agent, both at the same Florida street address, must be contained within the document pursuant to Florida Statutes. The registered agent must sign accepting the designation as required by Florida Statutes.

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) 487-6052.

Hope Sims
Corporate Specialist

Letter Number: 995A00001476

H. SIMS JAN 18 1995

ARTICLES OF INCORPORATION
OF
PROPERTY TOO REALTY, INC.

FILED
95 JUN 18 PM 2:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

PROPERTY TOO REALTY, INC.

The principal place of business of this corporation shall be 6401 CONGRESS AVENUE, SUITE 205, BOCA RATON, FLORIDA 33487.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having \$1 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 6401 Congress Avenue, Suite 205, Boca Raton, Florida 33487.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. SPECIAL PROVISION

The stock of this corporation is intended to qualify under the requirements of section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

ARTICLE VII. DIRECTORS

This corporation shall have two directors, initially. The names and street addresses of the initial members of the Board of Directors are:

Steven Whitehill
Director

6401 Congress Avenue, Suite 205,
Boca Raton, Florida 33487

Charles Jaffee
Director

1761 West Hillsboro Blvd., #401,
Deerfield Beach, Fl. 33442

ARTICLE VIII. OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Steven Whitehill
Pres./Vice Pres./
Sect./Treas.

6401 Congress Avenue, Suite 205,
Boca Raton, Florida 33487

ARTICLE IX. INCORPORATOR

The power to adopt the initial By-Laws shall be vested in the directors. The power to amend or repeal the By-Laws, or adopt new By-Laws is reserved to the Directors.

ARTICLE X. INDEMNIFICATION

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

ARTICLE XI. AMENDMENT

These Articles of Incorporation may be amended by resolution adopted by the Board of Directors and presented to and approved at a meeting of shareholders by the holders of a majority of the outstanding shares entitled to vote, or may be amended by all of the directors and all of the shareholders signing a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

ARTICLE XII. INCORPORATOR

The name and address of the incorporator and Registered Agent to these Articles of Incorporation is:

Steven Whitehill
6401 Congress Avenue, Suite 205
Boca Raton, Florida 33487

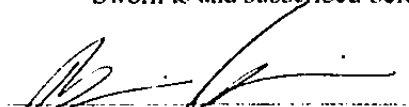
IN WITNESS WHEREOF, the undersigned authorized agent of corporation has set his hand and seal on this 16. of December 1994

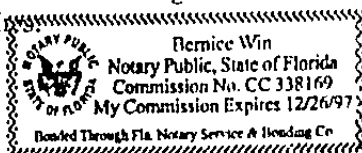
By:


Steven Whitehill

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this 16 day of December 1994.


Notary Public, State of Florida at Large
My Commission Expires



FILED
JAN 18 PM 2 39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION
REGISTERED AGENT REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office registered agent in the State of Florida.

1. The name of the corporation is: PROPERTY TOO REALTY, INC.

2. The name and address of the registered agent and office is:

STEVEN WHITEHILL
(NAME)
6401 CONGRESS AVENUE SUITE 205
(P.O. BOX NOT ACCEPTABLE)
BOCA RATON FLORIDA 33487
(CITY, STATE/ZIP)

SIGNATURE [Signature]

(Corporate Officer)

TITLE President

DATE 12/16/97

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATE CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE [Signature]

DATE 12/16/97