

May 16, 1995

Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

200001491772
-05/17/95--01139--019
****122.50 ****122.50

Re: Filing new articles of incorporation for Community Real Estate, Inc.

To whom it may concern;

Enclosed please find articles of incorporation for Community Real Estate, Inc. together with a check for \$122.50 for the filing fee.

Please return the articles of incorporation to:

FCP Appraisal Services, Inc.
2300 West Sample Road
Suite 108
Pompano Beach, Florida 33073

If there are any questions or I can be of any further assistance, please call me at (305) 975-7587.

Sincerely,



Mitchell L. Fromm

5/18/95
JL

**ARTICLES OF INCORPORATION
OF
COMMUNITY REAL ESTATE, INC.**

FILED
MAY 17 AM 8:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is Community Real Estate, Inc.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of stock that corporation is authorized to have outstanding at any one time is ONE THOUSAND (1000) shares of common stock, for a nominal or par value of ONE DOLLAR (\$1.00) per share.

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENTS

The street address of the initial registered office of this corporation is 2300 WEST SAMPLE ROAD, POMPANO BEACH, FLORIDA 33073 SUITE 108 and the names of the initial registered agents of this corporation at that address are MITCHELL L. FROMM, DUANE A. LATOUR, AND MARY C. MASCARO. The corporation mailing address is the same.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall initially have three (3) Directors to hold office until the first annual meeting of stockholders and their successors shall have been duly elected and qualified, or until their earlier resignation, removal from office or death. The number of Directors may be either increased or decreased from time to time in accordance with the by-laws of the corporation. The names and addresses of the initial Directors are:

Mitchell L. Fromm
6775 NW 9 Street
Margate, Florida 33063

Duane A. LaTour
10525 NW 37 Street
Coral Springs, Florida 33065

Mary Mascaro
4040 NE 15 Avenue
Pompano Beach, Florida 33064

ARTICLE VIII - INCORPORATORS

The names and addresses of the persons signing these Articles are:

Mitchell L. Fromm
6775 NW 9 Street
Margate, Florida 33063

Duane A. LaTour
10525 NW 37 Street
Coral Springs, Florida 33065

Mary C. Mascaro
4040 NE 15 Avenue
Pompano Beach, Florida 33064

ARTICLE IX - INDEMNIFICATION

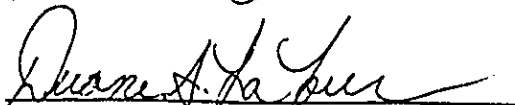
This corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

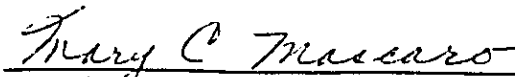
ARTICLE X - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, reservation.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation this 16th day of May, 1995.


Mitchell L. Fromm

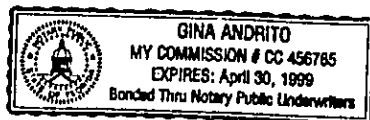

Duane A. LaTour



Mary C. Mascaro

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above personally appeared MITCHELL L. FROMM, DUANE A. LATOUR, AND MARY C. MASCARO, known to me and known by me to be the persons who executed the foregoing Articles of Incorporation and they acknowledged before me that they executed those Articles of Incorporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of May, 1995.




Notary Public
State of Florida
My Commission Expires 4-30-99

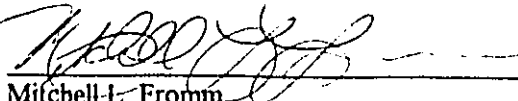
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuant of Chapter 607, Florida Statutes, the following is submitted, in compliance with said act;

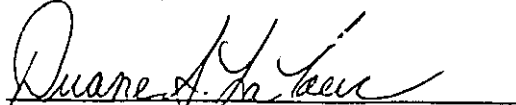
First: that Community Real Estate, Inc. desiring to organize under the laws of the State of Florida with its principal offices as indicated in the Articles of Incorporation at the city of POMPANO BEACH, BROWARD COUNTY, STATE OF FLORIDA, has named MITCHELL L. FROMM, DUANE A. LATOUR, AND MARY C. MASCARO, located at 2300 WEST SAMPLE ROAD, POMPANO BEACH, FLORIDA, SUITE 108 as its agents to accept services of process within this State.

ACKNOWLEDGMENT:

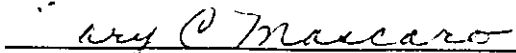
Having been named to accept services of process for the above named corporation, at the place designated in this certificate, we hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office



Mitchell L. Fromm
Registered Agent



Duane A. LaTour
Registered Agent



Mary C. Mascaro
Registered Agent