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5/31/96

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Requester's Name

Address

City

State

ZIP

Phone

VALIDATION ONLY

FILED
96 JUN -3 PM 12:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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-06/03/96--01047--033
***122.50 ***122.50

CORPORATION(S) NAME

Townhouse East Realty, INC

☒ Profit
☐ NonProfit

☐ Amendment

☐ Merger

☐ Foreign

☐ Dissolution

☐ Mark

☐ Limited Partnership

☐ Annual Report

☐ Other

☐ Reinstatement

☐ Reservation

☐ Change of Registered Agent

☒ Certified Copy

☐ Photo Copies

☐ Certificate Under Seal

☐ Call When Ready

☐ Call If Problem

☐ After 4:30

☒ Walk In

☐ Will Wait

☒ Pick Up

☐ Mail Out

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

CERTIFIED COPY

RECEIVED

JUN 3 1996

CR2E031 (R8-85)

Empire Toll Free: 1-800-432-3028

RECEIVED
96 JUN -3 AM 10:23
DEPT. OF CORPORATION

Articles Of Incorporation Of Townhouse East Realty, Inc.

ARTICLE I - NAME

The name of this corporation shall be TOWNHOUSE EAST REALTY, INC.

ARTICLE II - DURATION

This corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The purpose of this corporation is to engage in any activities or business permitted under the laws of the United States or the State of Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this corporation is authorized to have outstanding at any time is one hundred (100) shares of common stock having a par value of one dollar (\$1.00) per share.

ARTICLE V - PREEMPTIVE RIGHTS GRANTED

The holders of 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, shares of common stock of this corporation which may be issued from time to time for money, property or past services in addition to the 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.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office and registered agent is:

John K. Eastham, Jr., Esq.
138 W. Palmetto Park Road
Boca Raton, Florida 33432

The initial registered agent, upon accepting this designation, agrees to comply with the provisions of Section 48.091 of the Florida Statutes as amended from time to time with regard to keeping the office open for service of process.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one (1) member. The number of directors may be increased from time to time by vote of the stockholders, but in no case shall the number of directors be less than one (1) nor more than four (4).

ARTICLE VIII - INDEMNIFICATION

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


ARTICLE IX - INCORPORATOR

The name and address of the person signing these Articles of Incorporation is: JOHN K. EASTHAM, JR., 138 West Palmetto Park Road, Boca Raton, Florida 33432.

ARTICLE X - PRINCIPAL PLACE OF BUSINESS

The principal place of business of TOWNHOUSE EAST REALTY, INC. is 138 West Palmetto Park Road, Boca Raton, Palm Beach County, Florida 33432.

IN WITNESS WHEREOF, I have subscribed my name this 17th
day of May, 1996.


JOHN K. EASTHAM, JR.
Incorporator

STATE OF FLORIDA)

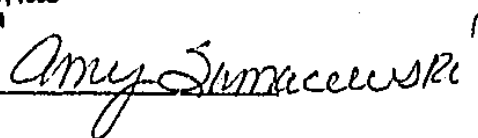
COUNTY OF PALM BEACH)

The foregoing Articles of Incorporation of TOWNHOUSE EAST REALTY, INC., were
acknowledged before me by JOHN K. EASTHAM, JR. as Incorporator, who is personally known
to me this 17th day of May, 1996.



AMY SUMACEWSKI
My Commission CC388226
Expires Apr. 27, 1998
Bonded by HAI
800-422-1655

NOTARY PUBLIC


Amy Sumacewski

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: TOWNHOUSE EAST REALTY, INC.
2. The name and address of the registered agent and office is: JOHN K. EASTHAM, JR.,
138 West Palmetto Park Road, Boca Raton, Florida 33432.


JOHN K. EASTHAM, JR.

May 17, 1996
Date

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED 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:


JOHN K. EASTHAM, JR.

DATE:

May 17, 1996