

Milligan & Associates, P.A.

ATTORNEYS AT LAW

Mailing Address:

P.O. Box 3254
West Palm Beach, Florida 33402-3254

Alphonso S. Milligan

Angel D. Milligan, Administrator

April 7, 1999

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: Articles of Incorporation
Community Realty, Inc.

Ladies and Gentlemen:

Enclosed find the Articles of Incorporation for the above referenced corporation.
Also, find a check in the amount of \$70.00 for the filing and registered agent fee:

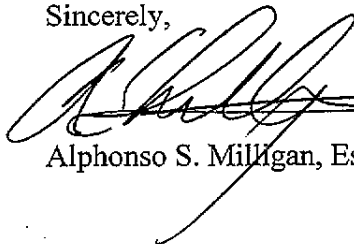
Please forward the acknowledgements to:

Alphonso S. Milligan, Esquire
Milligan & Associates, P.A.
P.O. Box 3254
West Palm Beach, Florida 33402-3254

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*****70.00 *****70.00

If any additional information is required, please advise.

Sincerely,


Alphonso S. Milligan, Esquire

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ARTICLES OF INCORPORATION

OF

Community Realty, Inc.

Article I – Name

The name of this corporation is Community Realty, Inc.

Article II – Duration

This corporation shall commence on the date of these Articles and operate into perpetuity.

Article III – Purpose

This corporation is organized for the purpose of engaging in any and all business related but not limited, to the real estate industry:

- a) to have perpetual succession by its corporate name;
- b) to sue and be sued, complain and defend in its corporate name in all actions or proceedings;
- c) to have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;
- d) to purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property or any interest therein, wherever situated;
- e) to sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;
- f) to lend money to, and use as credit to assist, its officers, and employees in accordance with section 607, Florida Statutes;
- g) to purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;
- h) to make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises and income;

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- i) to lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested;
- j) to conduct its business, carry on its operations, and have offices and exercise the powers granted by law within or without this state;
- k) to elect or appoint officers and agents of the corporation and define their duties and fix their compensation;
- l) to make and alter bylaws, not inconsistent with these Articles or Incorporation or with the laws of the State of Florida, for the administration and regulation of the affairs of the corporation;
- m) to make donations for the public welfare or for charitable, scientific, or educational purposes;
- n) to transact any lawful business pursuant to section 475, Florida Statutes and which the Board of Directors shall find will be in aid of government policy;
- o) to pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;
- p) to be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;
- q) to have and exercise all powers necessary or convenient to effect its purposes.

Article IV – Capital Stock

The aggregate number of shares, which the Corporation shall have authority to issue, is the total sum of 5,000 shares, having \$1.00 par value. The consideration to be paid for each share shall be fixed by the Board of Directors. The whole or any part of the capital stock of the said Corporation shall be payable by tangible or intangible property or benefit to the corporation, including cash, promissory notes, services performed, promise to perform services evidenced by a written contract, or other securities of the corporation.

Article V – Preemptive 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/she already holds, shall have the right to purchase his/her prorata 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 Agent

The street address of the initial registered office of this Corporation is 3910 RCA Boulevard, Suite 1011, Palm Beach Gardens, Florida 33410 and the name of its initial registered agent of this Corporation at that address is Wayne H. Babb.

Article VII – Principal Office

The principal place of business and mailing address of this Corporation shall be 3910 RCA Boulevard, Suite 1011, Palm Beach Gardens, Florida 33410.

Article VIII – Initial Board of Directors

This Corporation shall have four directors initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one. The names and addresses of the initial directors of this Corporation are:

Wayne H. Babb
3910 RCA Boulevard, Suite 1011
Palm Beach Gardens, Fl 33410

Russell Ballew
112 Palm Glades Drive
Belle Glade, Florida 33430

Alphonso S. Milligan
2000 South Main Street
Belle Glade, Florida 33430

Jack Stearns
15910 Bent Creek Road
Wellington, Florida 33414

Article IX – Incorporator

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

Alphonso S. Milligan
2000 South Main Street
Belle Glade, Florida 33430

Article X – By-laws

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the Shareholders.

Article XI – Indemnification

This corporation shall indemnify and officer, director, or shareholder, or any former officer, director or shareholder, including but not limited to, the imposition of personal liability for the debts of the Corporation.

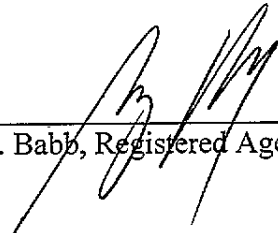
Article XII – Amendment

This Corporation reserve the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these articles of Incorporation this 7th day of April, 1999.


Alphonso S. Milligan, Incorporator

Having been named as Registered Agent and to accept Service of Process for the above stated Corporation at the place designated in these Articles, 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.


Wayne H. Babb, Registered Agent

State of Florida)
) ss.
County of Palm Beach)

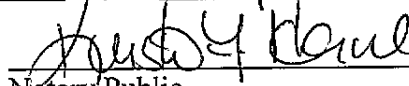
BEFORE ME, a Notary Public authorized to take acknowledgements in the state and county set forth above, appeared Wayne H. Babb, who

☒ is personally known to me, or

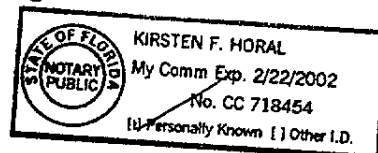
☐ produced a(n) _____ as identification,

who did/did not take an oath and who executed the foregoing Articles of Incorporation before me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 7 day of April, 1999.


Notary Public
State of Florida at Large

My commission expires: 2/22/2002



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TALLAHASSEE FLORIDA
SECRETARY OF STATE