

LAW OFFICES
ANN PORATH

PP990000103891

99 NOV 29 AM 9: 50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WELLINGTON COUNTRY PLAZA
SUITE 200
12773 FOREST HILL BOULEVARD
WELLINGTON, FLORIDA 33414
TELEPHONE (561) 798-2907
FAX (561) 790-3519

November 24, 1999

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

8000003055638--7
-11/29/99--01132--004
*****70.00 *****70.00

Re: N & N REALTY, INC.

Dear Sir or Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above-captioned corporation. Also enclosed is my check in the amount of \$70.00 to cover the filing fee.

Kindly return the stamped, filed copy and the Secretary of State letter to me, I have enclosed an envelope for this purpose.

Thank you for your cooperation in this matter.

Very truly yours,



Ann Porath

AP/rr
Enclosures:

Pu 12/1/99 ✓

FILED

99 NOV 29 AM 9: 50

ARTICLES OF INCORPORATION
OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

N & N REALTY, INC.

The undersigned subscribers to these Articles of Incorporation hereby form a corporation under the Florida Business Corporation Act.

ARTICLE I

The name of the corporation is:

N & N REALTY, INC.

ARTICLE II

Duration

The duration of the corporation is perpetual.

ARTICLE III

General Purpose

The general purposes for which the corporation is organized are:

1. To engage in the investment in Real Estate.
2. To transact any other lawful business for which corporations may be incorporated under the Florida General Corporation Act.
3. To do such other things as are incidental to the foregoing, or necessary or desirable, in order to accomplish the foregoing, including borrowing or raising money for any purpose of the corporation, securing same, mortgaging all or any part of the corporate property, and to create, issue, draw and accept and negotiate bonds, mortgages, bills of exchange, promissory notes or other obligations or negotiable instruments.

ARTICLE IV

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 a par value of \$1.00 per share.

ARTICLE V

Address

The principal place of business and the mailing address for this corporation is:

10067 Yeoman Lane, Royal Palm Beach, FL 33411

The name and address of the initial registered agent is:

PHILIP NOYES

10067 Yeoman Lane, Royal Palm Beach, FL 33411

ARTICLE VI

It is the intention of the incorporators of this corporation that the first Board of Directors adopt the plan under Sections 1371-1379 (Subchapter S) of the Internal Revenue Code, allowing a "small business corporation" to have its income taxed directly to its shareholders.

ARTICLE VII

No stockholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any of the shares of the corporation at the net value thereof. If the corporation fails or refuses to make satisfactory arrangements for the purchase of such shares within thirty (30) days from written notice thereof, the stockholder shall have the right to dispose of his shares as he sees fit.

Each share certificate issued by the corporation shall have printed or stamped thereon the following legend: These shares are held subject to certain transfer restrictions imposed by the Articles of corporation. A copy of such Articles is on file at the principal office of the corporation.

ARTICLE VIII

Directors

The number of Directors constituting the initial Board of Directors of the corporation is one. The names and address's of each person who is to serve as a member of the initial Board of Directors and the Officers of the corporation who shall hold office for the first year of the existence of the corporation, or until their successors are elected or appointed and have qualified are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
ROBERT S. NOYES	President/Director	36 Woodland Street W. Boylston, Mass. 01583

ARTICLE IX

The name and address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
ROBERT S. NOYES	36 Woodland Street W. Boylston, Mass. 01583

EXECUTED by the undersigned at W. Boylston, Mass. this 16 day of
NOVEMBER, 1999.

Robert S. Noyes
ROBERT S. NOYES

STATE OF MASSACHUSETTS)
COUNTY OF Worcester)

I HEREBY CERTIFY that on this day before me, a Notary Public, duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT S. NOYES, to me well known to be the person described as subscriber and who executed the foregoing Articles of Incorporation and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and Seal in the State and County named above this
16th day of November, 1999.

My Commission Expires

Joseph D. Goye II
NOTARY PUBLIC, STATE OF
MASSACHUSETTS AT LARGE

My Commission Expires June 15, 2000

N & N REALTY, INC.

FILED

99 NOV 29 AM 9: 50

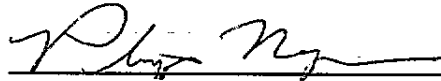
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

PHILIP NOYES


10067 Yeoman Lane, Royal Palm Beach, FL 33411

Date: 11/15/99


PHILIP NOYES

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 am familiar with and accept the obligations of my position as Registered Agent.

11/15/99
DATE


PHILIP NOYES