

State of Rhode Island and Providence Plantations
BUSINESS CORPORATION

ORIGINAL ARTICLES OF INCORPORATION

The undersigned acting as incorporator(s) of a corporation under Chapter 7-1.1 of the General Laws, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

FIRST. The name of the corporation is T J F Realty, Inc.

(A close corporation pursuant to §7-1.1-51 of the General Laws, 1956, as amended) (strike if inapplicable)

SECOND. The period of its duration is (if perpetual, so state) perpetual

THIRD. The purpose or purposes for which the corporation is organized are:

To engage in: The purchasing, rehabilitation, rental and resale of real estate, property development and to do and perform any other lawful activities and in general to have and to exercise all the powers now or hereafter conferred by the laws of the State of Rhode Island upon corporations and any laws of the State of Rhode Island upon corporations and any and all acts amendatory thereof and supplemental thereto.

The corporation shall have power: (See §7-1.1-4 of the General Laws, 1956, as amended.)

- (a) To have perpetual succession by its corporate name unless a limited period of duration is stated in its articles of incorporation.
- (b) To sue and be sued, complain and defend, in its corporate name.
- (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 or 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, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets.
- (f) To lend money and to use its credit to assist its employees.
- (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.
- (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 this chapter, 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 by-laws, not inconsistent with its articles of incorporation or with the laws of this state, 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 which the board of directors shall find will be in aid of governmental authority.
- (o) To pay pensions and establish pension plans, pension trusts, profit-sharing plans, stock bonus plans, stock option plans and other incentive plans for any or all of its directors, officers and employees.
- (p) To provide insurance for its benefit on the life of any of its directors, officers, or employees, or on the life of any stockholder for the purpose of acquiring at his death shares of its stock owned by such stockholder.
- (q) To be a promoter, partner, member, associate, or manager of any partnership, enterprise or venture.
- (r) To have and exercise all powers necessary or convenient to effect its purposes.

FOURTH. The aggregate number of shares which the corporation shall have authority to issue is:

(a) *If only one class:* Total number of shares 1000

(If the authorized shares are to consist of one class only, state the par value of such shares or a statement that all of such shares are to be without par value.)

no par common

or

(b) *If more than one class:* Total number of shares

(State (A) the number of shares of each class thereof that are to have a par value and the par value of each share of each such class, and/or (B) the number of such shares that are to be without par value, and (C) a statement of all or any of the designations and the powers, preferences and rights, including voting rights, and the qualifications, limitations or restrictions thereof, which are permitted by the provisions of title 7 of the General Laws in respect of any class or classes of stock of the corporation and the fixing of which by the articles of association is desired, and an express grant of such authority as it may then be desired to grant to the board of directors to fix by vote or votes any thereof that may be desired but which shall not be fixed by the articles.)

This will be a Subchapter S corporation for Internal Revenue purposes, with issuance of stock so qualified shareholders will receive the benefits of Section of 1244 of the Internal Revenue Code.

FIFTH. Provisions (if any) dealing with the preemptive right of shareholders pursuant to §7-1.1-24 of the General Laws, 1956, as amended: The preemptive right set forth in Rhode Island General Laws 1956 as amended 7-1.1-24 is expressly denied to the shareholder.

In the event that any shareholder or the respective heirs, administrators, executors, successors or assigns of any shareholder shall desire to sell or transfer the whole or any portion of his stock of this corporation, such shareholder or the respective heirs, administrators, executors, successors or assigns of said shareholder shall communicate that fact in writing to the corporation which shall within twenty days of the receipt of said communication notify said shareholder whether it elects to purchase said stock, the corporation to have the right to nominate or designate the person or corporation to acquire title to said stock. In the event that the purchase price cannot be agreed upon within twenty days of the notification by the corporation if its election to purchase, each of the parties shall select a disinterested and impartial person to act as arbitrator and the two so chosen shall select a third, and the three so chosen shall determine the price to be paid. The decision of the majority of the arbitrators shall be final and binding upon the parties. In the event that one party fails to select an arbitrator, the arbitrator chosen by the other party shall proceed alone to determine the price to be paid and his decision shall be binding upon the parties.

Full payment for stock to be made within twenty days of arbitration within twenty days of the decision of the arbitrators or arbitrator, in the event aforesaid, otherwise said shareholder shall be at liberty to sell or transfer said stock irrespective of these conditions, but not otherwise, or thereafter without again complying with the provisions of this paragraph.

A sale by virtue of a pledge or other encumbrance is intended to be included in the prohibition of this paragraph.

SIXTH. Provisions (if any) for the regulation of the internal affairs of the corporation:

SEVENTH. The address of the initial registered office of the corporation is 349 Jefferson Blvd., Warwick, Rhode Island 02888 (add Zip Code) and the name of its initial registered agent at such address is: Robert J. Rahill, Jr., Esq.

EIGHTH. The number of directors constituting the initial board of directors of the corporation is one and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and shall qualify are:

(If this is a close corporation pursuant to §7-1-51 of the General Laws, 1956, as amended, state the name(s) and address(es) of the officers of the corporation.)

<i>Name</i>	<i>Address</i>
Thomas Fuimarello	86 Palm Beach Ave., Narr., Rhode Island

NINTH. The name and address of each incorporator is:

<i>Name</i>	<i>Address</i>
Robert J. Rahill, Jr., Esq.	349 Jefferson Blvd., Narr., Rhode Island

TENTH. Date when corporate existence to begin (not more than 30 days after filing of these articles of incorporation):

immediately

Dated

1/6

, 19

93


ROBERT J. RAHILL, JR., ESQ.

STATE OF RHODE ISLAND

COUNTY OF Kent

} In the ^{City}
Town

} of Warrick

in said county this 6th day of April, A.D. 1993

then personally appeared before me Robert J. Kalish Jr. Esq.

each and all known to me and known by me to be the parties executing the foregoing instrument, and they severally acknowledged said instrument by them subscribed to be their free act and deed.

Mary E. Tomlinson
Notary Public

RECEIVED
SECRETARY OF STATE
CORPORATE DIVISION

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Rec'd & Filed APR 9 1993

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