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LAW OFFICES
MARTIN R. MALLINGER, P.A.
COMPSON FINANCIAL CENTER • SUITE 302
980 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33432-2704

TELEPHONE: (561) 394-7181
FAX: (561) 394-7976

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02 JAN 11 AM 9:57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MARTIN R. MALLINGER

January 10, 2002

VIA UPS NEXT DAY AIR

New Filing Section
Division of Corporations
Florida Secretary of State
409 East Gaines Street
Tallahassee FL 32301

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*****78.75 *****78.75

RE: GRANDE REALTY, INC.

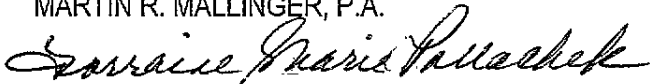
Dear Sir or Madam;

Enclosed herewith please find the original, executed Articles of Incorporation of the above-referenced Florida corporation, along with our check made payable to the Department of State in the amount of \$78.75, representing the filing fee therefor. Please process the enclosures as soon as possible and forward to the undersigned a certified copy of the filed Articles and your Certificate of Filing.

Thank you for your anticipated attention to the foregoing. Please feel free to contact the undersigned should you have any questions.

Very truly yours,

MARTIN R. MALLINGER, P.A.



Lorraine Marie Pollachek
Secretary to Martin R. Mallinger

/imp
Encl.
(C:\...KWATGRANDEREALTY\1444.000\SECRETARYOFSTATE01)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

GRANDE REALTY, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be GRANDE REALTY, INC. The principal place of business of the corporation shall be 3626 South Ocean Blvd., Highland Beach, FL 33487.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares that this corporation is authorized to have outstanding at any one time is 7,500 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be Compson Financial Center, Suite 302, 980 North Federal Highway, Boca Raton, FL 33432-2704, and the name of the initial registered agent of the corporation at that address is MARTIN R. MALLINGER.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. 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 already holds, shall have the right to purchase his prorata share thereof at the price at which it is offered to others.

ARTICLE VII. DIRECTORS

This corporation shall have initially one (1) director. The names and street addresses of the initial members of the Board of Directors are: ARTHUR J. KWIAT, 3626 South Ocean Blvd., Highland Beach, FL 33487; and PAULETTE KWIAT, 3626 South Ocean Blvd., Highland Beach, FL 33487.

ARTICLE VIII. OFFICERS

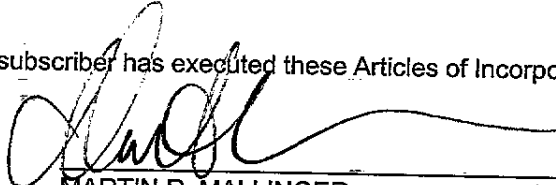
The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed, are: ARTHUR J. KWIAT, President, 3626

South Ocean Blvd., Highland Beach, FL 33487; and PAULETTE KWIAT, Secretary/Treasurer, 3626 South Ocean Blvd., Highland Beach, FL 33487.

ARTICLE IX. SUBSCRIBER

The name and street address of the subscriber to these Articles of Incorporation is MARTIN R. MALLINGER, of Martin R. Mallinger, P.A., Compson Financial Center, Suite 302, 980 North Federal Highway, Boca Raton, FL 33432-2704.

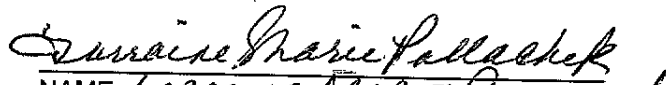
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 8th day of JANUARY, 2002.


MARTIN R. MALLINGER (SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements and administer oaths, personally appeared MARTIN R. MALLINGER, to me personally known or who produced a valid Florida driver's license as identification and to me known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal in the State and County last aforesaid this 8th day of January, 2002.

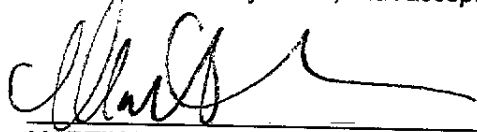

NAME: LOREINE MARIE POLLACHEK
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES _____



Lorraine Marie Pollachek
Commission # CC 932632
Expires April 30, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325, Florida Statutes.


MARTIN R. MALLINGER
REGISTERED AGENT
DATE: JANUARY 8, 2002