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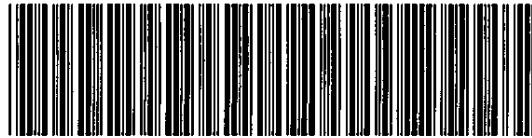
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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2007 MAY 10 PM 3:08  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

C.L. 5-11

COVER LETTER

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

SUBJECT: G & G REALTY GROUP, INC  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate of Status

<input checked="" type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
ADDITIONAL COPY REQUIRED	

\*  
PLEASE  
RETURN  
TO THIS  
ADDRESS

FROM: JOE WAKOWIAK  
Name (Printed or typed)

2660 NW 105 LANE  
Address

SUNRISE FL 33322  
City, State & Zip

954 428 8899  
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 4, 2007

JOE WALKOWIAK  
2660 NW 105 LANE  
SUNRISE, FL 33322

SUBJECT: G&G REALTY GROUP, INC.  
Ref. Number: W07000021688

We have received your document for G&G REALTY GROUP, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

*Attorney*

Please send only one set of articles of incorporation. We can't file two different sets of articles.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6047.

Carolyn Lewis  
Document Specialist  
New Filing Section

Letter Number: 607A00031526

Articles of Incorporation  
of  
Articles of Incorporation  
of

FILED  
2007 MAY 10 PM 3:08  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**G & G REALTY GROUP, INC.**

a Florida corporation

The undersigned incorporator(s) for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

**ARTICLE I - NAME**

The name of the corporation shall be:

**G & G REALTY GROUP, INC .**

**ARTICLE II - PRINCIPAL OFFICE**

The principal place of business and mailing address of the corporation shall be:

21322 114 PLACE  
LIVE OAK , FLORIDA 32060

Filer:  
GM Financial Group Limited, Inc.  
c/o JOE WALKOWIAK  
1191 E. Newport Center Drive  
Suite 103  
Deerfield Beach, FL 33442  
(954)428-8899  
(954)428-6699 Fax

### **ARTICLE III - AUTHORIZED SHARES**

The number of shares the corporation is authorized to issue is: ONE THOUSAND (1,000) SHARES OF COMMON STOCK. ALL OF ONE CLASS, DESIGNATED AS COMMON STOCK HAVING A PAR VALUE OF TEN CENTS (\$.10) PER SHARE.

The Board of Director(s) of the Corporation may authorize the issuance from time to time of shares of its stock of any class, whether now or hereafter authorized, or securities convertible into shares of its stock of any class, whether now or hereafter authorized, for such consideration as the Board of Director(s) may deem advisable, subject to such restrictions or limitations, if any, as may be set forth in the bylaws of the Corporation.

### **ARTICLE IV - INITIAL REGISTERED AGENT AND ADDRESS**

The name and address of the initial registered office is:

JOSEPH WALKOWIAK  
2660 NW 105 LANE  
SUNRISE FL 33322

### **ARTICLE V - INCORPORATOR(S)**

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation:

JOSEPH WALKOWIAK  
2660 NW 105 LANE  
SUNRISE, FL 33322

## **ARTICLE VI - INITIAL BOARD OF DIRECTORS**

The corporation shall be managed by a Board of Directors consisting of no less than one director(s). The number of directors may be either increased or diminished from time to time, as provided in the bylaws, but shall never be less than one.

The name(s) of the initial director(s):

President:	FRED GOLDBERG
Vice President:	VICTOR GIANNOBLE
Treasurer:	VICTOR GIANNOBLE
Secretary:	VICTOR GIANNOBLE

## **ARTICLE VII - AMENDMENTS**

The corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and all rights conferred upon shareholders in these Articles or any amendment hereto are granted subject to this reservation.

## **ARTICLE VIII - PURPOSES**

Business Purpose: REAL ESATAE DEVELOPEMENT

## **ARTICLE IX - SUB-CHAPTER S CORPORATION**

The Corporation may elect to be an S Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended. The shareholders of this corporation may elect and, if elected, shall continue such election to be an S Corporation as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended, unless the shareholders of the corporation unanimously agree otherwise in writing.

After this corporation has elected to be an S Corporation, none of the shareholders of this Corporation, without the written consent of all the shareholders of this corporation shall take any action, or make any transfer or other disposition of the shareholders' shares of stock in the corporation, which will result in the termination or revocation of such election to be an S Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended.

Once the corporation has elected to be an S Corporation, each share of stock issued by this corporation shall contain the following legend:

"The shares of stock represented by this certificate cannot be transferred if such transfer would void the election of the corporation to be taxed under Sub-Chapter S of the Internal Revenue Code of

1986, as amended.”

#### **ARTICLE X - SHAREHOLDERS' RESTRICTIVE AGREEMENT**

All of the shares of stock of this corporation may be subject to a shareholders' restrictive agreement containing numerous restrictions on the rights of shareholders of the corporation and transferability of the shares of stock of the corporation. A copy of the Shareholders' Restrictive Agreement, if any, is on file at the principal office of the corporation.

#### **ARTICLE XI - POWERS OF CORPORATION**

The corporation shall have the same powers as an individual to do all things necessary or convenient to carry out its business and affairs, subject to any limitations or restrictions imposed by applicable law or these Articles of Incorporation.

#### **ARTICLE XII - TERM OF EXISTENCE**

This corporation shall have perpetual existence.

#### **ARTICLE XIII - BYLAWS**

The Board of Director(s) of the Corporation shall have power, without the assent or vote of the shareholders, to make, alter, amend or repeal the Bylaws of the Corporation, but the affirmative vote of a number of Director(s) equal to a majority of the number who would constitute a full Board of Director(s) at the time of such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Bylaws.



**ARTICLE XIV - EFFECTIVE DATE**

These Articles of Incorporation shall be effective MAY 3, 2007 upon approval of the Secretary of State, State of Florida.

**THE UNDERSIGNED** Incorporator for the purpose of forming a corporation under the laws of the State of Florida, has executed these Articles of Incorporation on this \_\_\_\_1\_\_\_\_ day of \_\_\_\_MAY\_\_\_\_, 2007

  
\_\_\_\_\_  
JOSEPH WALKOWIAK

**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:

G & G REALTY GROUP, INC

2. The registered agent and office is:

JOSEPH WALKOWIAK

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 accepted 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.

  
\_\_\_\_\_  
JOSEPH WALKOWIAK

Date MAY 1, 2007

FILED  
2007 MAY 10 PM 3:08  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA