

KEVIN M. LaMONTAGNE
ATTORNEY AT LAW

840 EAST OCEAN AVENUE
OCEAN PLAZA, SUITE 10
BOYNTON BEACH, FLORIDA 33435

MEMBER FLORIDA (W)

(407) 738-0100

P96000030675

March 26, 1996

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

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-04/10/96--01064--003
*****70.00 *****70.00

RE: Articles of Incorporation for Sungrove Real Estate, Inc.
Our File No.: M95-517

Dear Sir:

Please accept for filing the Articles of Incorporation for Sungrove Real Estate, Inc. I enclose a check in the amount of \$70.00, representing \$35.00 for the filing fee and \$35.00 for the designation of registered agent.

Please date stamp the enclosed copy of the Articles of Incorporation and return same to me in the postage prepaid, self-addressed envelope enclosed so that I will know the Articles have been filed. I do not need a certified copy at this time.

Very truly yours,

Kevin M. LaMontagne

Kevin M. LaMontagne

KML/hm

Enclosures

~~W96-6953~~

~~685, 613, 671~~

DMC
4/1/96

FILED
96 APR -9 AM 9:56
TALLAHASSEE, FLORIDA

ANNOUNCE FLORIDA (WI)

KEVIN M. LAMONTAGNE
ATTORNEY AT LAW
640 EAST OCEAN AVENUE
OCEAN PLAZA, SUITE 100
DOYNTON BEACH, FLORIDA 33435

(407) 732-0100

April 3, 1996

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

RE: Articles of Incorporation for Sungrove Real Estate, Inc.
Our File No.: M95-517

Dear Sir:

Please accept for filing the Articles of Incorporation for Sungrove Real Estate, Inc. I enclose a check in the amount of \$70.00, representing \$35.00 for the filing fee and \$35.00 for the designation of registered agent, which has been corrected in the Articles of Incorporation.

Please date stamp the enclosed copy of the Articles of Incorporation and return same to me in the postage prepaid, self-addressed envelope enclosed so that I will know the Articles have been filed. I do not need a certified copy at this time.

Very truly yours,

Kevin M. LaMontagne

Kevin M. LaMontagne

KML/hm

Enclosures

P96-30675



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 1, 1996

KEVIN M. LAMONTAGNE
ATTORNEY AT LAW
640 EAST OCEAN AVENUE STE 16
BOYNTON BEACH, FL 33435

SUBJECT: SUNGROVE REAL ESTATE, INC.
Ref. Number: W96000006953

We have received your document for SUNGROVE REAL ESTATE, INC., however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$70.00.

The person designated as registered agent in the document and the person signing as registered agent must be the same.

Please return 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 (904) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 796A00014767

ARTICLES OF INCORPORATION

OF

SUNGROVE REAL ESTATE, INC.

FILED

96 APR -9 AM 9:56

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purposes of forming a corporation under and pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is Sungrove Real Estate, Inc.

ARTICLE II
PURPOSES

The corporation is organized to transact any or all lawful business and engage in any activity for which corporations may be organized.

ARTICLE III
CAPITAL STOCK

The number of shares which the corporation is authorized to issue is One Thousand (1,000).

ARTICLE IV
REGISTERED OFFICE

The street address of the initial registered office of the corporation is 640 East Ocean Avenue, Suite 21, Boynton Beach, Florida 33435. The name of its initial registered agent at such address is Jesse Snellgrove.

ARTICLE V
PRINCIPAL OFFICE

The address of the principal office of the corporation and its mailing address is 640 East Ocean Avenue, Suite 21, Boynton Beach, Florida 33435.

ARTICLE VI
SECTION 1244 STOCK

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

ARTICLE VII
INCORPORATOR

The name and address of the incorporator is Jesse Snellgrove, 2602 Amherst Court, Boynton Beach, Florida 33462.

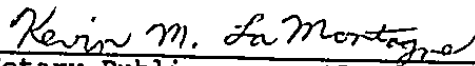


JESSE SNELLGROVE
Incorporator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this 26th day of March, 1996, before me appeared Jesse Snellgrove, [X] who is personally known to me or [] who produced _____ as identification and who did not take an oath and who acknowledged that he executed the foregoing instrument for the purposes therein expressed.



Notary Public (SEAL)

My commission expires:



ACCEPTANCE BY REGISTERED AGENT

I acknowledge that I am familiar with the obligations of the position of registered agent, and I hereby accept the aforesaid designation as registered agent.

Jesse Snellgrove
JESSE SNELLGROVE
FILED
96 APR -9 AM 9:56
STATE
TALLAHASSEE, FLORIDA