

(SAMPLE LETTER OF TRANSMITTAL)

PP 7000023048

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

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-03/11/97--01023--011
****122.50 ****122.50

Re: Condo Realty, Inc.
(name of corporation)

Gentlemen: / Madams:

Enclosed please find the original and one copy of Articles of Incorporation, together with my check in the amount of \$122.50.

This represents the cost of the Filing Fees, Certified Copy of Articles of Incorporation and Fee for Registered Agent Designation for the above named corporation.

Very truly yours,

FILED
MAR 0 11 8 16
TALLAHASSEE, FL

(individual's name)

Condo Realty, Inc.
(name of corporation)

MAILING ADDRESS OF CORPORATION		
2085 University Drive		
Orlando, FL 33071		
PHONE		
(954)	752-5764	
Area Code	Number	Ext

3/14/97
TD

ARTICLES OF INCORPORATION
OF
CONDO REALTY, INC.

FILED
97 MAR 10 11 8 18
TALLAHASSEE
FLORIDA

ARTICLE I NAME

The name of the corporation is CONDO REALTY, INC.

ARTICLE II PURPOSE

The purposes for which this corporation is formed are:

1. Real estate sales, rental and management.
2. To do everything necessary, proper, or convenient for the accomplishment of any of the purposes set forth in these articles, and to do every other act incidental to the corporate purposes which is not forbidden by the laws of the state of Florida or by the provisions of these articles of incorporation.

ARTICLE III PRINCIPAL OFFICE

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

2085 University Drive
Coral Springs, Florida 33071.

ARTICLE IV CAPITAL STOCK

1. The number of shares of stock that this corporation is authorized to have outstanding at any one time shall be:

One-Thousand (1,000.00).

ARTICLE V PAR VALUE

The par value of the stock shall be:

None.

ARTICLE VI OWNERSHIP/DISTRIBUTION OF SHARES

The sole ownership of all the shares of stock of this corporation belong to Carolyn J. Chiarenza, and she is the sole owner of said corporation.

ARTICLE VII DIRECTORS

The name and address of the director is:

Carolyn J. Chiarenza
2085 University Drive
Coral Springs, Fl. 33071

ARTICLE VIII OFFICER

The name, address and position of the officers of the corporation are:

Carolyn J. Chiarenza
President/treasurer
2085 University Drive
Coral Springs, Florida 33071.

Rosalind Alterwein, real estate broker
License # 95020483
Secretary/Officer
2085 University Drive
Coral Springs, Florida 33071

ARTICLE IX INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

Carolyn J. Chiarenza
2085 University Drive
Coral Springs, Florida 33071

ARTICLE X INCORPORATORS

The name and street address of the incorporator to these Articles of Incorporation is:

Carolyn J. Chiarenza
2085 University Drive
Coral Springs, Florida 33071

The undersigned have executed these Articles of Incorporation this
1 day of March, 1997.

Carolyn J. Chiarenza
CAROLYN J. CHIARENZA

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:

CONDO REALTY, INC.

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

CAROLYN J. CHIARENZA
2085 UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33071

Carolyn J. Chiarenza
CAROLYN J. CHIARENZA, Registered Agent

3/1/97
Date

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 I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Carolyn J. Chiarenza
CAROLYN J. CHIARENZA

3/1/97
Date

FILED
MAR 10 11 30 AM '97
STATE OF FLORIDA
SECRETARY OF STATE