

P-96000103301

CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302
 TOLL FREE No. 1-800-342-8062
 FAX (904) 222-1222

RE: AllStar Realty Company, Inc.

NAME _____
 FIRM _____
 ADDRESS _____

PHONE () _____

Service: Top Priority _____ Regular _____
 One Day Service Two Day Service

To us via _____ Return via _____

Matter No.: _____ Express Mail No. _____

State Fee \$ _____ Our \$ _____

Wumar GAVE
 AUTHORIZATION BY PHONE TO
 COPY TO Art 1
 DATE 12/26/96
 DOC. EXAM. BL

1096-26816

4/12, 502

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE	<u>12/24</u>	_____	_____
TIME	_____	_____	CK No. _____
BY	_____	_____	_____

WALK-IN Will Pick Up 10:00 [Signature]

	C.C. FEE.	DISBURSED
<input checked="" type="checkbox"/> Capital Express™	_____	_____
<input type="checkbox"/> Art. of Inc. File	_____	_____
<input type="checkbox"/> Corp. Record Search	_____	_____
<input type="checkbox"/> Ltd. Partnership File	_____	_____
<input type="checkbox"/> Foreign Corp. File	_____	_____
<input checked="" type="checkbox"/> () SR. Copy(s) <u>Photo</u>	_____	_____
<input type="checkbox"/> Art. of Amend. File	_____	_____
<input type="checkbox"/> Dissolution/Withdrawal	_____	_____
<input type="checkbox"/> C U S-	_____	_____
<input type="checkbox"/> Filitious Name File	_____	_____
<input type="checkbox"/> Name Reservation	_____	_____
<input type="checkbox"/> Annual Report/Reinstatement	_____	_____
<input type="checkbox"/> Reg. Agent Service	_____	_____
<input type="checkbox"/> Document Filing	_____	_____
<input type="checkbox"/> Corporate Kit	_____	_____
<input type="checkbox"/> Vehicle Search	_____	_____
<input type="checkbox"/> Driving Record	_____	_____
<input type="checkbox"/> Document Retrieval	_____	_____
<input type="checkbox"/> UCC 1 or 3 File	_____	_____
<input type="checkbox"/> UCC 11 Search	_____	_____
<input type="checkbox"/> UCC 11 Retrieval	_____	_____
<input type="checkbox"/> File No.'s, _____ Copies	_____	_____
<input type="checkbox"/> Courier Service	_____	_____
<input type="checkbox"/> Shipping/Handling	_____	_____
<input type="checkbox"/> Phone ()	_____	_____
<input type="checkbox"/> Top Priority	_____	_____
<input type="checkbox"/> Express Mail Prep.	_____	_____
<input type="checkbox"/> FAX () pgs.	_____	_____
SUBTOTALS	_____	_____

FEE.....	\$ _____
DISBURSED.....	\$ _____
SURCHARGE.....	\$ _____
TAX on corporate supplies.....	\$ _____
SUBTOTAL.....	\$ _____
PREPAID.....	\$ _____
BALANCE DUE.....	\$ _____

Please remit invoice number with payment
 TERMS: NET 10 DAYS FROM INVOICE DATE
 1 1/2% per month on Past Due Amounts
 Past 30 Days, 10% per Annum.

THANK YOU
 from
 Your Capital Connection

96 DEC 24 PM 2:10
 SECRETARY OF STATE
 TALLAHASSEE FLORIDA

FILED

96 DEC 24 PM 10:11
 DIVISION OF CORPORATE
 RECEIVED



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 24, 1996

CAPITAL CONNECTION, INC.
417 E. VIRGINIA STREET
SUITE 1
TALLAHASSEE, FL 32301

SUBJECT: ALLSTAR REALTY COMPANY, INC.
Ref. Number: W96000026916

We have received your document for ALLSTAR REALTY COMPANY, INC. and check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of an entity name **DOES NOT** constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

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) 487-6926.

Teresa Brown
Corporate Specialist

Letter Number: 696A00057121

*corrected,
Thanks!*

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

RECEIVED
DEPARTMENT OF CORPORATION
5 23 1996 PM 1:14

FILED

96 DEC 24 PM 2:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
ALLSTAR REALTY OF BROWARD, INC.

I, THE UNDERSIGNED HEREBY APPLY FOR THE PURPOSE OF BECOMING A CORPORATION, BY AND UNDER THE PROVISIONS OF THE STATUTES OF THE STATE OF FLORIDA, PROVIDING FOR THE FORMATION, LIABILITIES, RIGHTS, PRIVILEGES, AND IMMUNITIES OF A CORPORATION FOR PROFIT.

ARTICLE I

NAME: THE NAME OF THE CORPORATION SHALL BE ALLSTAR REALTY OF BROWARD, INC.

LOCATION: THE CORPORATION'S PRINCIPAL OFFICE IS
LOCATED AT 7520 NW FIFTH STREET, SUITE 100,
PLANTATION, FLORIDA, 33317.

ARTICLE II

GENERAL NATURE OF BUSINESS: THE GENERAL NATURE OF THE BUSINESS AND OBJECTS AND PURPOSES TO BE TRANSACTED AND CARRIED ON ARE TO DO ANY AND ALL THINGS HEREIN MENTIONED, AS FULLY AND TO THE SAME EXTENT AS A NATURAL PERSON MIGHT OR COULD DO, VIZ:

A. TO PERFORM ANY AND ALL FUNCTIONS OF A REAL ESTATE BROKER AS EMPOWERED UNDER THE LAWS AND STATUTES OF THE STATE OF FLORIDA.

B. TO MAKE OR CARRY OUT CONTRACTS FOR ITSELF AND AS MANAGING AGENT FOR OTHERS OF WHAT SOEVER KIND AND NATURE AND TO CONDUCT ALL BUSINESS PERTINENT THERETO.

C. GENERALLY, TO EXERCISE ANY AND ALL POWERS THAT A NATURAL PERSON COULD OR WOULD BE ABLE TO EXERCISE UNDER CURRENT AND FUTURE LAWS.

ARTICLE III

CAPITAL STOCK: THIS CORPORATION SHALL BE AUTHORIZED ONE HUNDRED (100) SHARES OF CAPITAL STOCK, ONE DOLLAR PAR VALUE. WHICH SAID STOCK SHALL BE ENTITLED TO ANY AND ALL DIVIDEND PAYMENTS, WHATSOEVER, WHICH MAY BE DECLARED AND PAID BY THE CORPORATION DURING ITS EXISTENCE.

THE FOREGOING CAPITAL STOCK SHALL BE FULLY PAID AND NON ASSESSABLE, AND CONSIDERATION FOR ALL SUCH STOCK SHALL BE PAYABLE IN CASH, PROPERTY, LABOR OR SERVICES AND THE VALUATION OF SUCH PROPERTY, SERVICES OR LABOR SHALL BE PROPERLY FIXED BY THE BOARD OF DIRECTORS AT A MEETING CALLED BY SUCH BOARD OF DIRECTORS.

ARTICLE IV

NUMBER OF DIRECTORS THE NUMBER OF DIRECTORS OF THIS CORPORATION SHALL BE NOT LESS THAN ONE (1), NOR MORE THAN THREE (3),

ARTICLE V

THE AMOUNT OF CAPITAL WITH WHICH TO BEGIN BUSINESS: THE AMOUNT OF CAPITAL WITH WHICH THIS CORPORATION SHALL COMMENCE IS ONE HUNDRED DOLLARS, (\$100),

ARTICLE VI

EXISTENCE: THE CORPORATION SHALL HAVE PERPETUAL EXISTENCE.

ARTICLE VII

OFFICERS AND BOARD OF DIRECTORS: THE NAMES AND ADDRESSES OF THE OFFICERS AND BOARD OF DIRECTORS OF THIS CORPORATION FOR THE FIRST YEAR OR UNTIL SUCCESSORS ARE NAMED SHALL BE:

WILLIAM MC LAREN
PRESIDENT, SECRETARY, TREASURER
DIRECTOR

10376 NW 4TH STREET
PLANTATION, FL 33324

ARTICLE IX

NAMES, ADDRESSES, SUBSCRIPTION AND NUMBER OF SHARES: THE NAME AND POST OFFICES ADDRESSES OF EACH SUBSCRIBER AND NUMBER OF SHARES OF WHICH THEY AGREE TO TAKE ARE:

NAME	SHARES	ADDRESS
WILLIAM MCLAREN	100	10376 NW 4TH STREET PLANTATION, FL 33324

ARTICLE X

STOCKHOLDER'S AGREEMENTS: STOCKHOLDERS OF THIS CORPORATION MAY ENTER SUCH STOCKHOLDER'S AND TRUSTEE'S AGREEMENTS AS THEY SEE FIT WHEREIN AND WHEREBY SUCH STOCKHOLDER'S AGREEMENTS AND PROVISIONS ARE NOT TO BE CONTRARY TO THE LAWS OF THE STATE OF FLORIDA.


IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL TO ACKNOWLEDGE THE FOREGOING ARTICLES OF INCORPORATION TO BE FILED IN THE OFFICE OF THE SECRETARY OF STATE, THIS DAY OF DECEMBER, 1996.


WILLIAM MCLAREN

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th day of December, 1996,
by **WILLIAM McLAREN**, who is personally known to me.



DAVID R. THOMPSON, JR.

Notary Public

My Commission Expires: 12/8/97



DAVID R. THOMPSON, JR.

My Commission Expires **12/8/97**

Commission No. **CC328605**

FILED

96 DEC 24 PM 2:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 DESIGNATING THE
REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA.

1. THE NAME OF THE CORPORATION IS ALLSTAR REALTY OF BROWARD, INC.
2. THE NAME AND ADDRESS OF THE REGISTERED AGENT AND OFFICE IS:
WILLIAM MCLAREN 10376 NW 4TH STREET, PLANTATION, FLORIDA 33317

SIGNATURE:

TITLE: INCORPORATOR

DATE:

12/19/96

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF
PROCESS FOR THE ABOVE STATED CERTIFICATON AT THE PLACE DESIGNATED
IN THE CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED
AGENT AND TO 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 AM FAMILIAR WITH AND
ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

WILLIAM MCLAREN

