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To:

Division of Corporations
Fax Number : (850) 205-0381

EFFECTIVE DATE

01-21-03

From:

Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305) 599-0839
Fax Number : (305) 716-0346

**FLORIDA PROFIT CORPORATION OR P.A.
BALLAST INVESTMENTS, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

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TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
BALLAST INVESTMENTS, INC

I, CRAIG A GARCIA, being of legal age, do hereby sign these presents for the purpose of becoming a Corporation under the laws of the State of Florida authorizing the formation of Corporations.

These Articles of Incorporation are to be effective on the 21 day of JANUARY 2003. (If no date is inserted, these articles are to be effective as of the date of filing with the Secretary of State).

ARTICLE I

EFFECTIVE DATE

01-21-03

The name of the Corporation shall be:

BALLAST INVESTMENTS, INC

ARTICLE II

The general nature of the business and the objects and purposes to be transacted and carried on are to do any and all things mentioned, as fully and to the same extent as

natural persons might or could do, viz:

REAL ESTATE SALES AND RENTALS

And do any all things matters necessary and appertaining thereto and further enabling this

Prepared by Carol Serchay, Accountant
5300 NW 33 Avenue
Suite 117
Fort Lauderdale, Florida 33309
954-484-3900

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Corporation to engage in any activity or business permitted under the laws of the United States and of Chapter 607 of the Florida Statutes and any successor or supplemental statute or authority; to purchase, hold, sell and transfer shares of its own capital stock; subject however, to such limitations as may be provided by law, capital stock owned by the corporation shall not be voted upon directly, nor counted as outstanding for the purpose of any stockholders' quorum or vote; and to do all acts and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes thereafter or before enumerated of incidental to the powers herein named, or which shall at any time appear conducive or expedient for the benefit or protection of the corporation, either as holders of, or interested in any property, or otherwise; and to exercise all of the powers which are now or may hereinafter be conferred upon the corporation generally by the laws of the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

ONE THOUSAND (1,000) SHARES,
ONE (1.00) DOLLAR PAR VALUE,

COMMON STOCK

ARTICLE IV

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE V

The initial address of said corporation shall be:

5300 N W 33 AVENUE STE 117
FT LAUDERDALE, FL 33309

With the privilege of having its office and branch offices at other places within or without
the State of Florida.

ARTICLE VI

The number of Directors of this Corporation shall be not less than one (1) nor
more than three (3), and the initial Board Of Directors of this Corporation shall be
comprised of ONE (1) member.

ARTICLE VII

The names and street addresses of the persons who are appointed to act as
directors until the first annual meeting of the Stockholders or until their successors are
elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS</u>
CRAIG A GARCIA	916 NW 126 TERR CORAL SPRINGS, FL 33071

ARTICLE VIII

The name and address of the persons signing these Articles of Incorporation as a
Subscriber and the number of shares each has agreed to purchase are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NO. OF SHARES</u>
CRAIG A GARCIA	916 NW 126 TERR CORAL SPRINGS, FL 33071	5 00

ARTICLE IX

These Articles of Incorporation may be amended in the manner provided by law. Each amendment shall be approved by the Board of directors, proposed by them to the Stockholders, and approved at a Stockholder's meeting by a majority of the stock entitled to vote thereon.

ARTICLE X

The address of the registered office of this Corporation shall be

5300 NW 33 AVE STE 117

FORT LAUDERDALE, FL 33309

ARTICLE XI

The Corporation has designated as its Registered Agent, ALLAN SERCHAY, who is a resident of the State of Florida, and whose business office is the same as that of the Registered Office.

IN WITNESS WHEREOF I, the undersigned, being the original subscriber to the capital stock hereinabove named, and for the purpose of forming a Corporation pursuant to the corporation laws of the State of Florida, do make and file this Certificate, hereby declaring and certifying that the facts herein stated are true and do agree to take the number of shares of stock hereinabove set forth, and accordingly have hereunto set forth our hand and seal at Fort Lauderdale, Broward County, Florida, this 21 day of JANUARY, 2003.



CRAG A GARCIA

_____(SEAL)

