

# P05000139372

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To:

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

From:

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

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2005 OCT 12 PM 3:27  
TALLAHASSEE FLORIDA

**FLORIDA PROFIT CORPORATION OR P.A.**  
**QUALITY REALTY OF SOUTH FLORIDA INC.**

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CLERK OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**QUALITY REALTY OF SOUTH FLORIDA INC.**

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopt(s) the following Articles of incorporation.  
**QUALITY REALTY OF SOUTH FLORIDA INC.**

**ARTICLE I NAME**

*The name of the corporation shall be:* **QUALITY REALTY OF SOUTH FLORIDA INC.**

The principal place of business of this corporation shall be: **2100 PONCE DE LEON BLVD., SUITE 1045, CORAL GABLES, FL 33134**

**ARTICLE II NATURE OF BUSINESS**

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

**ARTICLE III CAPITAL STOCK**

The aggregate number of shares of stock that the Corporation shall have the authority to issue is **1,000** shares of common stock, which shall be without par value.

**ARTICLE IV TERM OF EXISTENCE**

This corporation is to exist perpetually.

**ARTICLE V OFFICERS DIRECTORS**

The name(s) and Street address (es) of the initial officer(s) and director(s), if any, who shall hold office the first year of the corporation's existence or until their successor(s) is(are) elected, is(are):

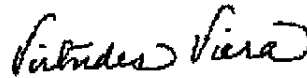
**PRESIDENT, SECRETARY and DIRECTOR: VIRTUDES VIERA**  
**2100 PONCE DE LEON BLVD., SUITE 1045, CORAL GABLES, FL 33134**

**ARTICLE VI INCORPORATOR(S)**

**The name(s) and Street address (es) of the incorporator(s) to these articles of incorporation is (are):**

**VIRTUDES VIERA  
2100 PONCE DE LEON BLVD., SUITE 1045, CORAL GABLES, FL 33134**

**IN WITNESS WHEREOF, the undersigned incorporator(s) has (have) executed these Articles of Incorporation this 12th day of October, 2005.**



**Signature(s) of Incorporator(s)**

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**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE** TALLAHASSEE FLORIDA

Pursuant to the provisions of Section 607.325, 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:

**QUALITY REALTY OF SOUTH FLORIDA INC.**

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

**VIRTUDES VIERA**  
**2100 PONCE DE LEON BLVD., SUITE 1045, CORAL GABLES, FL 33134**

**SIGNATURE-**



**TITLE: REGISTERED AGENT**

**DATE: October 12, 2005**

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.325, FLORIDA STATUTES.



**SIGNATURE**

**DATE: October 4, 2005**