

CORPORATION INFORMATION  
SERVICES, INC.  
1201 HAYS STREET  
TALLAHASSEE, FL 32314  
904-222-9171  
904-222-0391 FAX

800-342-8086

**CSC networks**

Mail To:  
P.O. Box 5820  
Tallahassee, FL 32314

ACCOUNT NO. : 072100000032

REFERENCE : 551999 115151A

AUTHORIZATION :

COST LIMIT : 0 PREPAID

ORDER DATE : March 1, 1995

ORDER TIME : 3:50 PM

ORDER NO. : 551999

CUSTOMER NO: 115151A

CUSTOMER: Kenneth P. Wurttenberger, Esq  
KENNETH P. WURTENBERGER, P.A.

2875 S. University Drive

Davie, FL 33328

600001418886  
-03/02/95--01021--002  
\*\*\*\*122.50 \*\*\*\*122.50

DOMESTIC FILING

P95000017093

NAME: FLORIDA BUSINESS CAPITAL  
CORP.

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS:

3-2-95  
C2/A

FILED  
95 MAR -2 PM 9 01  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

FILED  
95 MAR -2 PM 9:01  
SECRET  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
FLORIDA BUSINESS CAPITAL CORP.

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of this corporation shall be:

FLORIDA BUSINESS CAPITAL CORP.

ARTICLE II - NATURE OF BUSINESS

The corporation may engage in any activity or business permitted under the laws of the United States and of this state.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is SEVEN THOUSAND FIVE HUNDRED (7,500) shares of common stock, each share having the par value of \$1.00.

ARTICLE IV - INITIAL CAPITAL

The amount of the capital with which this corporation shall begin is FIVE HUNDRED (\$500.00) DOLLARS.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE VI - ADDRESS

The initial street and mailing address of the principal office of this corporation is 2875 South University Drive, Davie, Florida 33328.

ARTICLE VII - DIRECTORS

The corporation shall have one (1) Director initially, whose name and address is:

KENNETH P. WURTENBERGER  
2875 South University Drive  
Davie, Florida 33328

ARTICLE VIII - REGISTERED AGENT

The Registered Agent for the corporation shall be KENNETH P. WURTENBERGER.

ARTICLE IX - SUBSCRIBER

The name and street address of the subscriber to these Articles of Incorporation are as follows:

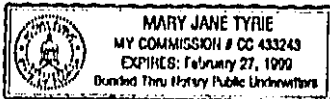
KENNETH P. WURTENBERGER, ESQUIRE  
KENNETH P. WURTENBERGER, P.A.  
2875 South University Drive  
Davie, Florida 33328

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 15 day of February, 1995.

  
\_\_\_\_\_  
KENNETH P. WURTENBERGER, ESQUIRE

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this  
27<sup>th</sup> day of February, 1995, by KENNETH P. WURTENBERGER who is  
personally known to me and who did take an oath.



*Mary Jane Tyrie*  
Name: *Mary Jane Tyrie*  
Notary Public-State of Florida  
Commission No.: CC 433243  
My Commission Expires: February 27, 1999

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMICILE, FOR THE SERVICE OF PROCESS WITHIN THIS  
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

FILED  
95 MAR -2 AM 9:01  
TALLAHASSEE, FLORIDA

IN PURSUANCE OF Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

First, that FLORIDA BUSINESS CAPITAL CORP., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, at Town of Davie, County of Broward, State of Florida, has named KENNETH P. WURTENBERGER, whose address is 2875 South University Drive, Florida 33328, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
KENNETH P. WURTENBERGER

P95000017093

MAY-31-11 10:07 FROM: Atlas Pearlman Trop & Borkson ID: 0047007000

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5/31/96

FLORIDA DIVISION OF CORPORATIONS

3:08 PM

PUBLIC ACCESS SYSTEM

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((H96000007687))

TO: DIVISION OF CORPORATIONS

FROM: ATLAS, PEARLMAN, TROP & BORKSON, P.A.

DEPARTMENT OF STATE

PO BOX 14610

STATE OF FLORIDA

409 EAST GAINES STREET

FT LAUDERDALE FL 33302-4610

TALLAHASSEE, FL 32399

CONTACT: KATHY E RASLER

FAX: (904) 922-4000

PHONE: (305) 763-1200

FAX: (305) 523-1952

((H96000007687))

DOCUMENT TYPE: BASIC AMENDMENT

NAME: FLORIDA BUSINESS CAPITAL CORP.

FAX AUDIT NUMBER: H96000007687

CURRENT STATUS: REQUESTED

DATE REQUESTED: 05/31/1996

TIME REQUESTED: 15:08:29

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

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\*\* ENTER 'M' FOR MENU. \*\*

ENTER SELECTION AND <CR>:

[#1] ☐ COMPUSE MENU

☐ 0:02:07 ☐ 03:21p ☐ Capture Off

*Approved  
Sunde*

FLORIDA DIVISION OF CORPORATIONS

96 MAY 31 PM 4:12

RECEIVED

FILED  
96 MAY 31 PM 4:38  
SECRET  
TALLAHASSEE, FL 32399

H96000007687

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF  
FLORIDA BUSINESS CAPITAL CORP.**

**FILED**  
96 MAY 31 PM 4:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to Section 607.1006 of the Business Corporation Act of the State of Florida, the undersigned Secretary of FLORIDA BUSINESS CAPITAL CORP., a corporation organized and existing under and by virtue of the Business Corporation Act of the State of Florida, do hereby certify that pursuant to Written Consent of all of the Directors and the Shareholders dated May 31, 1996, the Shareholders and Directors approved the amendment to the Corporation's Articles of Incorporation as follows:

ARTICLE I of the Articles of Incorporation of this Corporation shall be amended to read as follows:

**"ARTICLE I  
CORPORATE NAME**

The name of this Corporation shall be: ROYAL STAR REAL ESTATE CORP.

The foregoing amendment was adopted by the Directors and the Shareholders of the Corporation by Written Consent dated May 31, 1996, pursuant to Section 607.0821.

H96000007687

KENNETH WURTENBERGER, ESQ., FL BAR # 177004  
ATLAS, PEARLMAN, TROP & BORKSON, P.A.  
200 EAST LAS OLAS BOULEVARD, SUITE 1900  
FORT LAUDERDALE, FLORIDA 33301  
PHONE NO.: (954) 763-1200

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IN WITNESS WHEREOF, the undersigned, being the Secretary of this Corporation  
has executed these Articles of Amendment to the Articles of Incorporation as of May 31,  
1998.

FLORIDA BUSINESS CAPITAL CORP.  
A Florida Corporation

By: 

Kenneth P. Wurtanborger  
President/Secretary

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