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P. 7

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FAX: (904) 922-4000 PHONE: (904) 385-6735 FAX: (904) 385-6761
(((H96000007492))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: AMSTAR REALTY CORP. FAX AUDIT NUMBER: H96000007492 CURRENT
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DIVISION OF CORPORATIONS

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P. 8

HS6000007492

PREPARED BY
Albert N. Proujansky
11500 El Clair Ranch Road
Boynton Beach, FL 33437
Florida Bar Number 380628
407-787-5808

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96 MAY 29 PM 12:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
AMSTAR REALTY CORP.**

ARTICLE I

The name of this corporation is AMSTAR REALTY CORP.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes, as now exists or may after be amended.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 100 shares of One Dollar (\$1.00) per value common stock which shall be designated as "Common Shares".

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 11500 El Clair Ranch Road, Boynton Beach, Florida 33437, and the name of the initial registered agent of this corporation at that address is Albert N. Proujansky.

ARTICLE VI - INCORPORATORS

The name and address of the incorporator signing these articles is: Albert N. Proujansky, 11500 El Clair Ranch Road, Boynton Beach, Florida 33437.

ARTICLE VII - INDEMNIFICATION

The corporation shall indemnify any Officer or Director or any former officer or director, to the full extent permitted by law.

ARTICLE VIII - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, by a majority vote of the Board of Directors, and any right conferred upon the shareholders is subject to this reservation.

HS6000007492

Albert N. Prowansky

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Albert N. Proujansky, known to be and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 26th day of May, 1996.

NOTARY PUBLIC



JOHN G. MUELLER
My Company is
Lafayette 100
Division 100
Bureau 100

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 MAY 29 PM 12:34

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**CERTIFICATE DESIGNATING REGISTERED AGENT AND
PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF
AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 48.091 and 607.034, Florida Statutes, the following is submitted:

FIRST that **AMSTAR REALTY CORP.** desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 11500 El Clair Ranch Road, Boynton Beach, Florida 33437 has named Albert N. Proujansky as its agent to accept service of process within Florida.

Dated: May 28, 1996

Albert N. Proujansky

Having been named to accept service of process for the above named corporation, at the place designated in this certificate, I state that I am familiar with the obligations of that position, and I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper performance of my duties.

Albert N. Proujansky
Registered Agent

44-000007492