

P960000086492

James M. Studeman, MRA  
1516 Cuthill Way  
Casselberry, FL 32707

September 13, 1996

State of Florida  
Division of Corporations  
P O. Box 6327  
Tallahassee, FL 32314

100001948681  
09/17/96 --01052 --010  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

To whom it may concern,

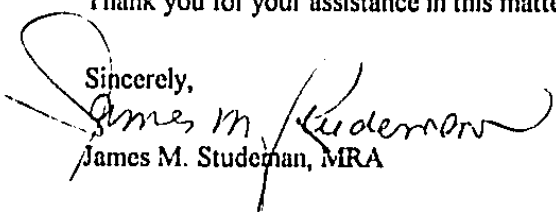
I would appreciate your filing the attached corporation. Per your instructions I have enclosed my check in the amount of \$70.00. Please mail acknowledgement of this filing to:

James M. Studeman, MRA  
1516 Cuthill Way  
Casselberry, FL 32707

Any questions can be answered by calling (407) 695-4999 or fax (407) 695-2666

Thank you for your assistance in this matter.

Sincerely,

  
James M. Studeman, MRA

JMS/at

FILED  
96 OCT 18 PM 1:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

TRIED TO  
CALL - Bnzy

W-19569  
KR 9.17  
10.21.96



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

September 17, 1996

JAMES M STUDEMAN, MRA  
1516 CUTHILL WAY  
CASSELBERRY, FL 32707

SUBJECT: HOMESTART PROPERTIES, INC.  
Ref. Number: W96000019569

We have received your document for HOMESTART PROPERTIES, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

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) 487-6932.

Kimberly Rolfe  
Document Specialist

Letter Number: 796A00043087

**ARTICLES OF INCORPORATION  
OF  
HOMESMART PROPERTIES, INC.**

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95 OCT 18 PM 1:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**

The name of this corporation shall be HOMESMART PROPERTIES, INC., the initial address of this corporation shall be 1516 Cuthill Way, Casselberry, Florida (FL) 32707.

**ARTICLE II**

This corporation may engage in any activity of business permitted under 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:

Number of shares Authorized	Par Value per share	Class of Stock
_____	_____	_____
1,000,000	\$ .001	Common

The consideration for all of the said stock shall be payable in cash at a just valuation to be fixed by the Board of Directors of the Corporation.

**ARTICLE IV**

This corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

### ARTICLE V

The initial registered office of this corporation shall be at 150 Wilshire Plaza, Suite 141, Casselberry, Florida (FL) 32707, with the privilege of having its offices and branch offices at other places within or without the State of Florida. The initial registered agent at the address shall be Gregory D. Gammage.

### ARTICLE VI

This corporation shall have at least two directors, with the exact number to be specified by the stockholders from time to time unless the stockholders shall, by a majority vote thereafter, determine that the corporation be managed by the stockholders.

### ARTICLE VII

The name and address of the first directors of the corporation, who shall hold office for the first year or until their successors are duly elected and qualified shall be:

Name	Address
_____	_____
Gregory D. Gammage	150 Wilshire Plaza, Suite 141 Casselberry, Florida (FL) 32707
George Wilson	150 Wilshire Plaza, Suite 141 Casselberry, Florida (FL) 32707

### ARTICLE VIII

The name and address of the Incorporator is Gregory D. Gammage, 150 Wilshire Plaza, Suite 141, Casselberry, Florida (FL) 32707.

### ARTICLE IX

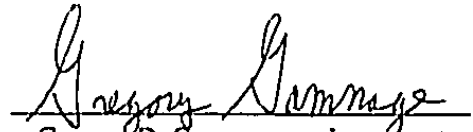
This corporation shall indemnify and insure its officers and directors to the fullest extent

Articles of Incorporation for Homesmart Properties, Inc.


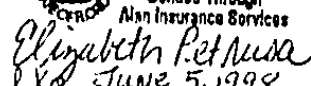
Page 3

permitted by law either now or hereafter. Without limiting the foregoing, the Company shall indemnify and hold harmless its officers and directors against all losses, liabilities, claims, damages, costs and expenses (including attorney's fees and fees on appeal) actually and reasonably incurred by them in the defense of any action, suit or proceeding in which they are made a party (or are threatened to be made a party) by reason of their being an officer or director, except those claims and liabilities which arise out of gross misconduct or gross negligence, and the officers and directors of the Company shall not have any liability to the Company for any loss suffered by the Company out of any action or inaction of such officers and directors, if done in good faith and in a manner reasonably believed to be in the best interests of the Company.

IN WITNESS WHEREOF, I the undersigned, being the Incorporator hereinbefore named, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein are true, and hereunto set my hand and seal this 5th day of September 1996.

  
Gregory D. Gammage, as Incorporator

STATE OF FLORIDA       )  
                                  )ss:  
COUNTY OF SEMINOLE    )

ELIZABETH PETRUSA  
Notary Public, Commission #CC 378129  
Expires JUNE 5, 1998  
Bonded Through  
All Insurance Services  
  
  
June 5, 1998

BEFORE ME, the undersigned authority, personally appeared Gregory D. Gammage, to me known to be the person described in and who executed the foregoing Articles of Incorporation, who, after being duly sworn under oath, acknowledged before me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the State and County aforesaid, this 6 day of September 1996.

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

*Pursuant to the provisions of sections 607.0501 or 617.0501, 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 is: Homesmart Properties, Inc.

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

Greg Gammage  
(Name)

150 Wilshire Plaza, Suite 141  
(P.O. Box NOT acceptable)

Casselberry, FL 32707  
(City/State/Zip)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and 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 I am familiar with and accept the obligations of my position as registered agent.*

SIGNATURE

Greg Gammage

DATE

OCT 14, 1996

REGISTERED AGENT FILING FEE: \$35.00

DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314