

**CORPORATE
ACCESS,
INC.**

1116-D Thomasville Road . Mount Vernon Square . Tallahassee, Florida 32303

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Profit

1.) Value Plus Realty Corp.
(CORPORATE NAME & DOCUMENT #)

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2.) _____
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Q. BROWN FEB 11 1997

ARTICLES OF INCORPORATION
OF
VALUE PLUS REALTY CORP.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

Value Plus Realty Corp.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

361 Oregon Lane
Boca Raton, FL 33487

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

1000

ARTICLE IV INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

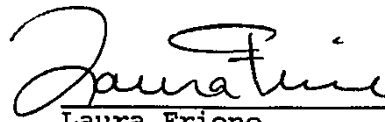
Alex P. Rosenthal, Esq.
Duker Barrett Gravante Markel
One East Broward Boulevard, Suite 620
Ft. Lauderdale, Florida 33301

ARTICLE V INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

Laura Frione
361 Oregon Lane
Boca Raton, FL 33487

The undersigned has(have) executed these Articles of Incorporation this 31 day of January, 1997.



Laura Frione

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

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DIVISION OF CORPORATIONS
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Pursuant to the provisions of section 607.0501, 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:

Value Plus Realty Corp.
2. The name and address of the registered agent and office is:

Alex P. Rosenthal, Esq.
Duker Barrett Gravante Markel
One East Broward Boulevard, Suite 620
Ft. Lauderdale, Florida 33301

SIGNATURE 
Laura Frione

TITLE: President

DATE: January 31, 1997

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 

DATE 1/31/97