

PG 7000058840

June 25, 1997

97 JUL -3 PM 1:09

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECRETARY OF STATE
CORPORATION DIVISION
STATE OF FLORIDA
TALLAHASSEE, FLORIDA 32304

RE: QUALITY REAL ESTATE GROUP, INC.

700002230367--4
-07/03/97--01110--013
****122.50 ****122.50

Gentlemen:

Enclosed herewith are the Articles of Incorporation together with a copy of said Articles for
QUALITY REAL ESTATE GROUP, INC. and our check in the amount of \$122.50.

Respectfully submitted,

QUALITY REAL ESTATE GROUP, INC.

PH
7/7/97

CERTIFICATE OF INCORPORATION
OF
QUALITY REAL ESTATE GROUP, INC..

FILED
97 JUL -3 PM 1:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation under the Laws of the State of Florida, by and under the provisions of the Statutes of the said State of Florida.

ARTICLE I

The name of this corporation shall be:

QUALITY REAL ESTATE GROUP, INC.

ARTICLE II

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

ARTICLE III

The maximum number of shares of capital stock that this corporation is authorized to have outstanding at any one time is FIVE HUNDRED (500) shares of common stock, having a par value of ONE DOLLAR (\$1.00) PER SHARE.

ARTICLE IV

The amount of capital with which this corporation will begin business shall be the sum of not less than FIVE HUNDRED DOLLARS (\$500.00).

ARTICLE V

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE VI

The initial street address of the principal and registered office of the corporation shall be:

6003 N W 31st Avenue
Fort Lauderdale, FL 33309

ARTICLE VII

The number of Directors of this corporation shall be at least one (1) and no more than five (5).

ARTICLE VIII

The name and street address of the members of the first Board of Directors of this Corporation is as follows:

Nerissa Spannos

6003 N W 31st Avenue
Fort Lauderdale, FL 33309

ARTICLE IX

The name and street address of the person signing these Articles of Incorporation as subscriber is as follows:

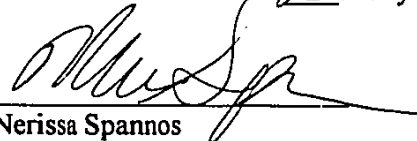
Nerissa Spannos

6003 N W 31st Avenue
Fort Lauderdale, FL 33309

ARTICLE X

The corporate existence of this corporation shall begin on the date the Articles of Incorporation are filed of record.

IN WITNESS WHEREOF, the undersigned, Nerissa Spannos, being competent to contract, has hereunto set her hand and seal this 25th day of June 1997.


Nerissa Spannos

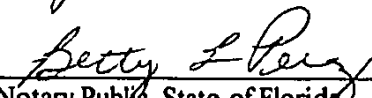
STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

BEFORE ME, the undersigned Notary Public of the State of Florida personally appeared Nerissa Spannos, to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this 25th day of June, 1997.


Notary Public, State of Florida

(NOTARY SEAL)

My Commission Expires:

8/23/00



BETTY L. PEREZ
My Comm Exp. 8/23/00
Bonded By Service Ins
No. CC567005
[[Personally Known]][Other I.D.

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

FILED

97 JUL -3 PM 1:09

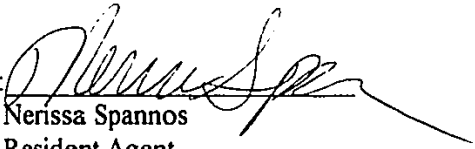
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with the Act:
TALLAHASSEE, FLORIDA

FIRST: That **QUALITY REAL ESTATE GROUP, INC.**, desiring to organize under the Laws of the State of Florida with its principal and registered offices as indicated in the Articles of Incorporation, in the City of Fort Lauderdale, County of Broward, State of Florida, has named Nerissa Spannos as its agent to accept services of process within this State.

ACKNOWLEDGEMENT

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

By:


Nerissa Spannos
Resident Agent