

TRANSMITTAL LETTER

P98000101620

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

400002693864--3
-11/23/98--01097--007
*****70.00 *****70.00

SUBJECT: First Corp.
Quality Realty, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Peter Batista
Name (Printed or typed)

7156 SW 47th Street, No. 202
Address

Miami, FL 33155
City, State & Zip

(305) 663-0999
Daytime Telephone number

FILED
98 DEC -7 PM 4:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

~~11/28-26590~~
Dmc
11-25-98

~~2544~~



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 25, 1998

PETER BATISTA
7156 SW 47TH STREET
NO. 202
MIAMI, FL 33155

SUBJECT: 1ST QUALITY REALTY, INC.
Ref. Number: W98000026590

We have received your document for 1ST QUALITY REALTY, 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 name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of 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 (850) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 898A00056494

**ARTICLES OF INCORPORATION
OF
QUALITY FIRST REALTY CORP.**

FILED
98 DEC -7 PM 4:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE 1 - NAME

The name of the corporation shall be:

QUALITY FIRST REALTY CORP.

ARTICLE 2 - PRINCIPAL OFFICE

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

7156 SW 47th Street
Miami, Fl 33155

ARTICLE 3 - SHARES

The number of shares of stock that the corporation is authorized to issue is one thousand (1,000) shares, \$1.00 par value per share, of common stock. Each issued and outstanding share of common stock shall be entitled to one vote on each matter submitted to a vote at a meeting of the shareholders.

ARTICLE 4 - INITIAL REGISTERED AND STREET ADDRESS

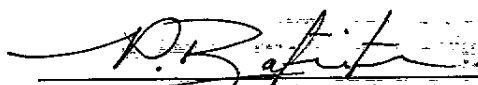
The name and Florida street address of the initial registered agent is:

Peter Batista
420 NW 47th Avenue, No.4
Miami, Fl 33126

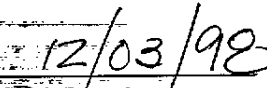
ARTICLE 5 - INCORPORATOR

The name and Florida street address of the incorporator is:

Peter Batista
420 NW 47th Avenue, No. 4
Miami, FL 33126



Signature/Incorporator



Date

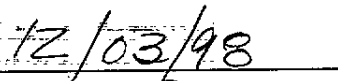
ARTICLE 6 - PURPOSE OF CORPORATION

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



Peter Batista
Signature/Registered Agent



Date