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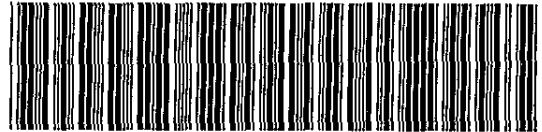
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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June 1, 2004

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

RE: MALIBU CONDOMINIUMS ASSOCIATION, INC.

Dear Sir/Madam:

Enclosed are the following:

1. Original Articles of Incorporation and one copy
2. \$78.75 filing fee
3. Return envelope

Please process this document and return a time stamped copy of the articles to me for my files.

Thank you for your assistance with this request. Should you have any questions, please do not hesitate to call.

Very truly yours,



Robert S. Thurlow

RST:jkm
Enclosures
cf: Client
Via Federal Express

ARTICLES OF INCORPORATION
OF
MALIBU CONDOMINIUMS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE I

The name of this corporation is, "MALIBU CONDOMINIUMS ASSOCIATION, INC.", whose principal office and mailing address is located at 3280 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118. The registered office address is 3280 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

This corporation is not authorized to issue stock.

ARTICLE IV

The purpose for which this corporation is organized is to provide an entity for the management and operation of THE MALIBU, a Condominium to be created in accordance with the provisions of the Condominium Act and to be located at New Smyrna Beach, Florida (hereinafter the "Condominium").

ARTICLE V

In accordance with Section 617.0203, Florida Statutes, the date when corporate existence shall commence is the date of filing of these Articles of Incorporation.

ARTICLE VI

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

ARTICLE VII

The Corporation shall have all of the powers enumerated in: (a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE VIII

The incorporator is James R. Mack, whose address is 758 Cricklewood Terrace, Heathrow, Florida 32746.

ARTICLE IX

The initial Board of Directors shall consist of three (3) persons. The names and addresses of the initial directors are as follows:

Name	Address
James R. Mack	758 Cricklewood Terrace, Heathrow, FL 32746
Allan J. Koch	1719 NW 92 Way, Coral Spring, Florida 33071
Glen Herring	424 Fox Run, Debary, Florida 32071

Subsequent Boards of Directors shall be constituted and elected as set forth in the By-Laws of the Corporation. All directors, other than the initial directors, shall be members of the Corporation.

ARTICLE X

The officers of the corporation shall be elected by the Board of Directors in accordance with provisions of the By-Laws of the Corporation.

ARTICLE XI

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XII

The By-Laws of the Corporation shall be adopted by the initial Board of Directors and may thereafter be amended in accordance with the provisions thereof.

ARTICLE XIII

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.


ARTICLE XIV

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE XV

The initial registered office of the Corporation shall be located at 3280 S. Atlantic Avenue - Suite A, Daytona Beach Shores, Florida 32118 and the initial registered agent shall be James R. Mack at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 25 day of May, 2004.



JAMES R. MACK, INCORPORATOR

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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT THE MALIBU CONDOMINIUMS ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE TOWN OF DAYTONA BEACH SHORES, STATE OF FLORIDA, HAS NAMED JAMES R. MACK LOCATED AT 3280 S. ATLANTIC AVENUE - SUITE A, DAYTONA BEACH SHORES, FLORIDA 32118 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA.

DATED: May 25, 2004



JAMES R. MACK, INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY CERTIFY THAT I UNDERSTAND THE OBLIGATIONS OF A REGISTERED AGENT, AND AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.


JAMES R. MACK

DATED: May 25, 2004

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TALLAHASSEE, FLORIDA