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STATE OF FLORIDA DEPARTMENT OF REVENUE

2004 DEC 27 PM 2:37
TALLAHASSEE STATE
FLORIDA

J 12/27/04

TRANSMITTAL LETTER

2004 DEC 27 PM 2:37

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

DEPARTMENT OF STATE
TALLAHASSEE FLORIDA

SUBJECT: EXCEL REALTY SERVICES, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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

\$70.00 Filing Fee
 \$78.75 Filing Fee & Certificate of Status

\$78.75 Filing Fee & Certified Copy
 \$87.50 Filing Fee, Certified Copy & Certificate of Status

ADDITIONAL COPY REQUIRED

FROM: L. B. LAYE, JR./ LAYE ENTERPRISES, INC.

Name (Printed or typed)

795-C BLANDING BLVD.

Address

ORANGE PARK, FL 32065

City, State & Zip

(904)272-3382

Daytime Telephone number

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

ARTICLES OF INCORPORATION

OF

EXCEL REALTY SERVICES, INC.

2004 DEC 27 PM 2:33

STATE
TALLAHASSEE FLORIDA

The undersigned subscriber of these Articles of Incorporation, a natural person competent to contract, hereby acts as an incorporator to form a corporation under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation.

ARTICLE I. NAME

The name of the corporation is EXCEL REALTY SERVICES, INC.

ARTICLE II. COMMENCEMENT OF EXISTENCE

The existence of the corporation will commence on the earliest date available.

ARTICLE III. PURPOSE

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

ARTICLE IV. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having a par value of \$1.00 per share.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered agent and office of the corporation is 795-C BLANDING BLVD. ORANGE PARK, FL 32065. The name of the initial registered agent at that address is L. B. LAYE, JR., PRESIDENT LAYE ENTERPRISES, INC. The signature of L. B. LAYE, JR. as registered agent indicates that he accepts the duties and obligations of the position of registered agent.

ARTICLE VI. INITIAL BOARD OF DIRECTORS

This corporation shall initially have three directors. The number of directors may be either increased or diminished from time to time, as provided by the By-Laws. The names and addresses of the members of the first Board of Directors are:

Chairman of the Board

ELLEN SORENSEN
MIDDLEBURG, FL

Member

SCOTT SORENSEN
MIDDLEBURG, FL

ARTICLE VII. PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this corporation is:
2368 SANDY RUN DR., N.
MIDDLEBURG, FL 32068

ARTICLE VIII. INCORPORATOR

The name and address of the incorporator signing these Articles of Incorporation is: ELLEN SORENSEN 2368 SANDY RUN DR., N. MIDDLEBURG, FL 32068. The incorporator of the corporation assigns to this corporation the rights under section 607.161, Florida Statutes, to constitute a corporation, and she assigns to those persons designated by the Board of Directors any rights she may have as incorporator to acquire any of the capital stock of this corporation, this assignment becoming effective on the date existence begins.

ARTICLE IX. AMENDMENTS

This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation or any amendment hereto and any right conferred upon a shareholder is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 23rd day of DECEMBER 2004.



INCORPORATOR



REGISTERED AGENT

2004 DEC 27 PM 2:38
TALLAHASSEE FLORIDA