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To:

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Fax Number : (850) 205-0381

From:

Account Name : DUANE C. ROMANELLO, P.A.
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA NON-PROFIT CORPORATION

First Coast Real Estate Council, Inc.

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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

November 5, 2004

DUANE C. ROMANELLO, P.A.

SUBJECT: FIRST COAST REAL ESTATE COUNCIL, INC.
REF: W04000040647

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

FAX Aud. #: H04000219545
Letter Number: 604A00063548

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

**ARTICLES OF INCORPORATION
OF
FIRST COAST REAL ESTATE COUNCIL, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a not for profit corporation under the laws of the State of Florida

ARTICLE I NAME

The name of the corporation shall be:

FIRST COAST REAL ESTATE COUNCIL, INC.

The principal place of business of this corporation shall be 1919 Blanding Blvd., Jacksonville, FL 32210. The mailing address for the corporation shall be 1919 Blanding Blvd., Jacksonville, FL 32210.

ARTICLE II PURPOSE

The purposes for which the Corporation is formed, and the business and objects to be carried on and promoted by it are as follows:

a. To encourage and promote the use of attorneys in real estate transactions; to foster and cultivate professional relationships among real estate attorneys and other real estate professionals in the Northeast Florida area; to provide educational opportunities for real estate attorneys; and to promote the understanding by real estate professionals and the general public of the role of attorneys in real estate transactions.

c. The Corporation is irrevocably dedicated to and operated exclusively for not for profit purposes, and no part of the income or assets of the Corporation shall be distributed to, nor inure to the benefit of any individual.

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ARTICLE III POWERS

The Corporation is empowered:

- a. To do all things necessary to carry out the purposes stated in Article II.
- b. To have all the corporate powers enumerated in the Florida Not For Profit

Corporation Act not inconsistent with these articles and appropriate for not for profit corporations.

ARTICLE IV BOARD OF DIRECTORS

The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have the number of directors as provided by the Bylaws, however, the number of directors shall not be less than two. The Directors shall be elected as provided in the Bylaws. The directors must at all times be member of the Corporation. The original directors and the terms for which each shall serve are set forth below:

<u>NAME</u>	<u>Term</u>
Duane Romanello	Until First Meeting
Bryan Goode	Until First Meeting

ARTICLE V MEMBERSHIP

The manner of admission and the grounds for termination of membership in the Corporation shall be as provided by the Bylaws.

ARTICLE VI INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Duane Romanello	1919-8 Blanding Blvd., Jacksonville FL 32210
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ARTICLE VI INDEMNIFICATION

The Corporation shall indemnify any officer or director, or any former officer or director, to

the full extent permitted by law.

ARTICLE VII BY-LAWS

The power to adopt, alter, amend or repeal By Laws shall be vested in the Board of Directors and they may take such action at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles

ARTICLE VIII DISSOLUTION

In the event of dissolution of the Corporation, the residual assets of the Corporation will be distributed to one or more organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify it as an exempt organization under section 501(c)(3) of the Internal Revenue Code.


ARTICLE IX AMENDMENTS

These Articles of Incorporation may be amended at a special meeting of the Board of Directors of the corporation called for that purpose, by a majority vote of those present, after notice in writing of the exact wording of the proposed amendment.

IN WITNESS WHEREOF, I, Duane Romanello, the undersigned subscribing incorporator, has hereunto set my hand and seal this 4th day of November, 2004 for the purpose of forming this corporation.


Duane Romanello


I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.


Duane Romanello
1919 Blanding Blvd
Jacksonville, FL 32216

**STATE OF FLORIDA
COUNTY OF DUVAL**

BEFORE ME, a Notary public duly authorized in the state and county above named to take acknowledgments, personally appeared Duane Romanello to me well known to be the person described as a subscriber, who executed the foregoing Articles of Incorporation, who acknowledged before me that he executed and subscribed to these Articles of Incorporation, who signed these articles as registered agent and who acknowledged his responsibilities as registered agent for said corporation.

WITNESS my hand and official seal in the county and state named above this 9th day of November, 2004.


Signature of Notary

My commission expires:



Shelly R. Suder
Commission #DD343161
Expires: Aug 02, 2008
Bonded Through
Atlantic Bonding Co., Inc.