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JOHN E. MOORE, III*
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OF COUNSEL

*ALSO ADMITTED IN
THE DISTRICT OF COLUMBIA

January 5, 2001

TELEPHONE
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Secretary of State
State of Florida
Division of Corporations
Florida Department of State
409 East Gaines Street
Tallahassee, FL 32399

600003533386--7
-01/11/01--01089--006
*****70.00 *****70.00

RE: Dockscene Realty, Inc.

Dear Sir/Madam:

In regard to the above, please find enclosed the Articles of Incorporation for filing with the Secretary of State's Office.

This firm's check in the amount of \$70.00 is also enclosed to cover your filing fee and the Registered Agent fee.

Thank you for your assistance.

Sincerely,

James A. Taylor, III

JAT:sms\Corp\SecState-Inc.L

Encs.

CC: Indian River Custom Homes, Inc., w/enc.

FILED
01 JAN 11 PM 6 44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Feb 12 4

ARTICLES OF INCORPORATION
OF
DOCKSCENE REALTY, INC.

FILED
01 JAN 11 PM 6:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be as follows:

DOCKSCENE REALTY, INC.

The principal place of business of this corporation shall be 4680 North U.S. #1, Vero Beach, Florida 32967, and the mailing address shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation shall be formed for the specific purpose of purchasing, developing, selling, owning, leasing, mortgaging, general real estate services, and construction, or otherwise dealing in or disposing of real and personal property and may engage or transact in any and all lawful activities or business permitted under the laws of the United States; of the State of Florida; or of any other state, country, territory, or principality.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is one thousand (1,000) shares of common stock having One and No/100 (\$1.00) Dollar par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be, and the name of the initial registered agent of the corporation at that address is **KEITH FRANCO**, 4680 North U.S. #1, Vero Beach, Florida 32967.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE VII. SPECIAL PROVISION

This corporation shall be organized, if the shareholder so elects and if the corporation qualifies, to comply with the provisions of Subchapter S of the Internal Revenue Code, 26 U.S.C. §1361 et seq., and shall take any and all actions necessary to obtain and maintain its status as an S corporation, as defined and as set forth herein.

ARTICLE VIII. OFFICERS AND DIRECTORS

This corporation shall have four (4) officers and four (4) directors, initially. The names and street addresses of the initial officers and directors who shall hold office for the first (1st) year of the corporation, or until successors are elected or appointed, are as follows:

KEITH FRANCO - Director/President/Treasurer
4680 North U.S. #1
Vero Beach, Florida 32967;

NICHOLAS FRANCO - Director/Vice President
4680 North U.S. #1
Vero Beach, Florida 32967;

WENDY FRANCO - Director/Secretary
4680 North U.S. #1
Vero Beach, Florida 32967.

No amendment to these articles shall be required in the event the shareholders wish to increase or decrease the number of directors. However, the number may never exceed seven (7) directors.

ARTICLE IX. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation are as follows:

ROSSWAY MOORE & TAYLOR
The Oak Point Professional Center
5070 N. Highway A-1-A, Suite 200
Vero Beach, Florida 32963.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 18th day of December, 2000.

ROSSWAY MOORE & TAYLOR

By: 

JAMES A. TAYLOR, III

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION**

KEITH FRANCO, whose address is as follows: 4680 North U.S. #1, Vero Beach, Florida 32967, which is the same address as set forth in Article IV hereof, having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, *Florida Statutes*.


KEITH FRANCO

Date: December 15, 2000

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