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WEST COAST REALTY & DEVELOPMENT, INC.

103 Sebring Circle
Lehigh, Florida, 33972

FILED

01 DEC -3 AM 10:56

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

November 16, 2001

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

900004703099--5
-12/03/01--01087--020
*****75.00 *****75.00

RE: West Coast Realty & Development, Inc.

To Whom It May Concern:

900004703099--5
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*****3.75 *****3.75

Enclosed please find the Articles of Incorporation for West Coast Realty & Development, Inc. Also enclosed are also two checks; the first is for \$75.00 which is for the registration fee, the other is for \$3.75 which covers the cost of forwarding a certification for the corporation. In order to expedite receiving all paperwork, we have also attached a priority envelope with postage attached.

If there are any questions with regard to the enclosed, please contact me at 941/691-5900. Thank you for your assistance with this matter.

Sincerely,

Bart J. DeRosso

Bart J. DeRosso
Vice President/Secretary

BJD:fgb
enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

WEST COAST REALTY & DEVELOPMENT, INC.

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

ARTICLE I. NAME

The name of the corporation shall be: West Coast Realty & Development, Inc.

ARTICLE II. STOCK

The aggregate number of shares of stock which the corporation shall have authority to issue is 1000 shares, each of which shall have no par value, and all of which shall be of one classification.

ARTICLE III. REGISTERED AGENT/OFFICE

The address of the corporation's initial registered office in the state of Florida is 103 Sebring Circle, Lehigh, Florida, 33972, and the name of its initial registered agent is Michelle Ochran.

ARTICLE IV. PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation shall be: 103 Sebring Circle, Lehigh, Florida, 33972.

ARTICLE V. INITIAL BOARD OF DIRECTORS

The number of directors to constitute the initial board of directors shall be two, as determined by the by-laws of the corporation.

ARTICLE VI. PERPETUAL DURATION

The duration of the corporation is perpetual.

ARTICLE VII. PURPOSE

The corporation is formed and organized to sell real estate and to engage in any lawful act or activity for which corporations may be organized under the Florida Business Corporation Act.

ARTICLE VIII. GRANT OF PREEMPTIVE RIGHTS

There shall be no preemptive rights.

ARTICLE IX. BYLAW AMENDMENTS

The board of directors may repeal or amend the bylaws of the corporation and may adopt new or additional bylaws, and the articles of incorporation shall be amended as provided in the Florida Business Corporation Act.

ARTICLE X. CUMULATIVE VOTING FOR DIRECTORS

There shall be no cumulative voting for directors.

ARTICLE XI. BOARD VACANCIES

Any vacancy of the board of directors may be filled by the affirmative vote of the remaining directors. Any director so elected shall serve until the director's successor has been elected and qualified.

ARTICLE XII. INDEMNIFICATION

The corporation shall have the power to indemnify to the fullest extent permitted by law any person who is made, or is threatened to be made, a party to any action, suit or proceeding, whether civil, criminal, administrative, investigative or otherwise (including an action, suit or proceeding by or in the right of the corporation) by reason of the fact that the person is or was a director, officer, employee or agent of the corporation, or a fiduciary within the meaning of the Employee Retirement Security Act of 1974, as amended, with respect to any employee benefit plans of the corporation, or serves at the request of the corporation as a director, officer, employee or agent, or as a partnership, joint venture, trust or other enterprise, and their respective heirs, administrators, personal representatives, successors and assigns. Indemnification specifically provided by the Florida Business Corporation Act shall not be deemed exclusive of any other rights by which such director, officer, employee or agent may be entitled under any bylaw, agreement, vote of shareholders or disinterested directors or otherwise. The corporation, its officers, directors, employees or agents shall be fully protected in taking any action or making any payment under this Article or in refusing to do so upon the advice of independent council.

ARTICLE XIII. NO PERSONAL LIABILITY

No director of the corporation shall be personally liable to the corporation or its shareholders for monetary damages of conduct as a director, except that this provision shall not apply to (a) Any breach of the director's duty of loyalty to the corporation or its shareholders; (b) Any acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (c) Any distribution which is unlawful; (d) Any transaction from which the director derived improper personal benefit; or (e) Any act or omission occurring prior to the date on which these Articles of Incorporation are filed with the Secretary of State.

ARTICLE XIV. INCORPORATION

The name and address of the incorporator to these Articles of Incorporation are: Michelle Ochran, 103 Sebring Circle, Lehigh, Florida, 33972 and Bart J. DeRosso, 103 Sebring Circle, Lehigh, Florida, 33972.

Michelle Ochran
Signature/Incorporator

11/20/01
Date

Bart J. DeRosso
Signature/Incorporator

11/20/01
Date

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 my position as registered agent.

Michelle Orman
Signature/Registered Agent

11-20-01
Date

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