

COBLE & SIMPSON

ATTORNEYS AT LAW

COBLE BUILDING

1020 WEST INT'L. SPEEDWAY BLVD.
DAYTONA BEACH, FLORIDA 32114

J. KERMIT COBLE, P.A.
SCOTT E. SIMPSON, P.A.
NOAH C. MCKINNON, JR., P.A. OF COUNSEL

PLEASE REPLY TO:

POST OFFICE DRAWER 9670
DAYTONA BEACH, FLORIDA 32114

DAYTONA (386) 253-0661

DAYTONA FAX (386) 253-9737

P02000069978

June 13, 2002

Florida Department of State
Division of Corporations
PO Box 6327
409 East Gaines Street
Tallahassee, FL 32314

900005799549--1
-06/18/02--01002--003
*****78.75 *****78.75

Re: Articles of Incorporation of ~~Ideal Realty Company~~

Dear Sir or Madam:

Enclosed please find the following:

- Original executed Articles of Incorporation for Ideal Realty Company
- Check in the amount of \$78.75 (filing fee, registered agent fee and certified copy fee)

Thank you for your assistance in this matter.

Very truly yours,


Scott E. Simpson, Esquire

SES/wh

Enclosures

FILED
2002 JUN 25 PM 2:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

2544
W02-17658

✓
6/25/02



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

FILED

2002 JUN 25 PM 2: 59

SECRETARY OF STATE
TALLAHASSEE FLORIDA

June 18, 2002

SCOTT E. SIMPSON, ESQ.
POST OFFICE DRAWER 9670
DAYTONA BEACH, FL 32120

SUBJECT: IDEAL REALTY COMPANY
Ref. Number: W02000017658

We have received your document for IDEAL REALTY COMPANY and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 302A00039536

FILED

ARTICLES OF INCORPORATION

2002 JUN 25 PM 2: 59

OF

SECRETARY OF STATE
TALLAHASSEE FLORIDA

IDEAL REALTY OF VOLUSIA, INC.

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, do hereby adopt the following Articles of Incorporation:

ARTICLE 1. NAME. The name of the Corporation is:

IDEAL REALTY OF VOLUSIA, INC.

ARTICLE 2. DURATION. This corporation shall have perpetual existence commencing on the date that these Articles are formally accepted by the office of the Secretary of State for the State of Florida.

ARTICLE 3. PURPOSE. The general purposes for which the Corporation is organized are the following:

A. To engage in and transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act. No other purpose limits this general purpose in any way.

B. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

ARTICLE 4. CAPITAL STOCK. The aggregate number of shares which the Corporation is authorized to issue is FIVE HUNDRED (500) shares of common stock. Such shares shall be of a single class and shall have a par value of \$1.00 per share.

ARTICLE 5. ADDRESS. The street address of **IDEAL REALTY OF VOLUSIA, INC.** is the following:

2355 S. Ridgewood Avenue
Suite D
South Daytona, Florida 32119

The mailing address of **IDEAL REALTY OF VOLUSIA, INC.**, is the following:

2355 S. Ridgewood Avenue
Suite D
South Daytona, Florida 32119

ARTICLE 6. PRE-EMPTIVE RIGHTS. Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series in that which he already holds, shall have the right to purchase this pro-rata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE 7. INITIAL REGISTERED OFFICE AND AGENT. The street address of the initial Registered Office of the Corporation is 1020 West International Speedway Boulevard Daytona Beach, Florida 32114, and the name of its initial Registered Agent at that address is Scott E. Simpson, Esquire.

ARTICLE 8. BOARD OF DIRECTORS. The Incorporators, as hereinafter set forth, agree that there will be no board of directors for this corporation and that the responsibilities and duties normally performed by the board of directors shall be performed by the shareholders of this corporation.

ARTICLE 9. INCORPORATORS. The name and address of each Incorporator is as follows:

Shawn Goepfert
2251 Brian Avenue
South Daytona, Florida 32119

ARTICLE 10. INDEMNIFICATION. This corporation shall indemnify any officer to the full extent of the law.

ARTICLE 11. AMENDMENT. The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to same, and any right conferred upon the Shareholders is subject to this reservation.

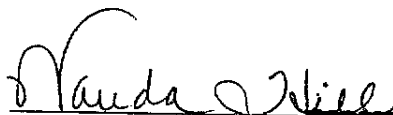
IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 21 day of June, 2002.


SHAWN GOEPFERT

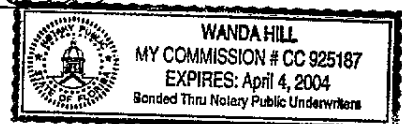
STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me personally appeared SHAWN GOEPFERT known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

The foregoing instrument was acknowledged before me this 21st day of June, 2002 by SHAWN GOEPFERT (☒) who is personally known to me, or (☐) who produced a Florida driver's license as identification.



Notary Public
State of Florida
Commission No.:
My Commission Expires:



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

FILED

2002 JUN 25 PM 2:59

SECRETARY OF STATE
TALLAHASSEE FLORIDA

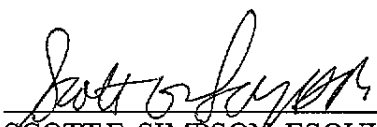
Pursuant to Florida Statute 48.091, the following is submitted in compliance with said Act;

First, **IDEAL REALTY OF VOLUSIA, INC.**, desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, has named SCOTT E. SIMPSON, ESQUIRE, 1020 West International Speedway Boulevard, Daytona Beach, Florida, 32114, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

DATED this 21st day of June, 2002.



SCOTT E. SIMPSON, ESQUIRE as Registered Agent
Florida Bar No.: 936080
1020 West International Speedway Boulevard.
Daytona Beach, FL 32114
Telephone: 386-253-0661