

PO 2000084745

SUNCOAST REALTY GROUP, Incorporated  
8506 WOODWICK COURT  
TAMPA, FL 33615-2022

AUGUST 1, 2002

RE: ARTICLES OF INCORPORATION

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Dear Sir or Madam,

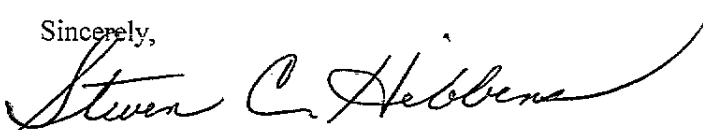
Please find enclosed the Articles of Incorporation for **SUNCOAST REALTY GROUP, Incorporated** and payment for the fees as noted below:

Filing Fee	\$ 35.00
Registered Agent Fee	\$ 35.00
<b>TOTAL FEE ENCLOSED</b>	<b>\$ 70.00</b>

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\*\*\*\*\*70.00 \*\*\*\*\*70.00

Please call us should you have any questions regarding the above.

Sincerely,



STEVEN C. HIBBENS  
President

FILED  
02 AUG -5 AM 10:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION**  
**OF**  
**SUNCOAST REALTY GROUP, INCORPORATED**

**FILED**  
02 AUG -5 AM 10:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Under the provisions of the laws of the State of Florida, the undersigned subscriber to these Articles of Incorporation hereby affirms his/her competency to contract and hereby forms a corporation under and pursuant to the Florida Business Corporation Act.

**ARTICLE I: Corporate Name**

The name of this corporation shall be **SUNCOAST REALTY GROUP, INCORPORATED** having as its principal place of business **8506 WOODWICK COURT TAMPA, FL 33615-2022**.

**ARTICLE II: Nature of Business**

This corporation may engage in, transact, contract, be a party to and/or become involved in any and all lawful activities, ventures or business arrangements permitted under the current or future laws, statutes or ordinances of the United States of America, the State of Florida, or any other state, country, territory, parish, city or nation.

**ARTICLE III: Capital Stock**

The maximum number of shares of common stock that this corporation is authorized to have outstanding at any one time is ONE HUNDRED (100); each share having a par (stated) value of ONE DOLLAR (\$1.00), payable in lawful and legal tender of the United States of America. Said stock shall be issued in units of one share or multiples thereof. This corporation may enter into any legal contract or agreement with any party relating to the sale and/or purchase of any number of said shares for such consideration as

shall be deemed acceptable by the Board of Directors, provided that said consideration constitutes the sale or purchase of said shares at or exceeding the par value noted above. Duplicate certificates of stock may be issued pursuant to this charter for such stock as may have been lost or destroyed.

#### **ARTICLE IV: Registered Agent and Office**

In compliance with Florida State Statutes (chapters 48 and 607), this corporation does hereby designate **STEVEN C. HIBBENS** as its initial registered agent. The street address of the office of this initial registered agent is **8506 WOODWICK COURT, TAMPA, FLORIDA 33615-2202**.

#### **ARTICLE V: Terms of Existence**

This corporation is to exist perpetually.

#### **ARTICLE VI: Officers and Directors**

This corporation shall initially have the following officer(s) and director(s), who shall hold office for the first year of the corporation's existence or until a successor is elected. The name(s), title(s), and address(es) of this/these officer(s) and director(s) is/are as follows:

**President:** STEVEN C. HIBBENS 8506 WOODWICK CT, TAMPA, FL 33615-2202

**Vice President:** JACK CARCOPA III 5116 N ARMENIA AVE, TAMPA, FL 33603-1406

#### **ARTICLE VII: Initial Stock Issue**

This corporation shall begin with the issue of the following number of shares to the following officer(s):

The President, STEVEN C. HIBBENS, is hereby issued 50 shares of stock.

The Vice-President, JACK CARCOPA III, is hereby issued 50 shares of stock.

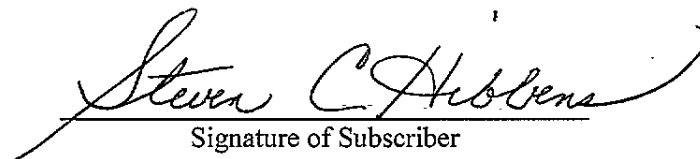
### ARTICLE VIII: Amendments

These Articles of Incorporation may be amended at any time pursuant to a majority vote by the board of Directors or by a majority vote of the stockholders, each share having one vote. Each amendment shall be written and signed by each person casting the majority vote. Each amendment shall be provided to all stockholders and officers within ten (10) days of the enactment or effective date of the amendment, whichever comes first.

### ARTICLE IX: Subscriber

The name and street address of the subscriber to these Articles of Incorporation is STEVEN C. HIBBENS, 8506 WOODWICK COURT, TAMPA, FLORIDA 33615-2202.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this date, AUGUST 1, 2002.

  
Signature of Subscriber

FILED  
02 AUG - 5 AM 10:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

### Acceptance of Registered Agent

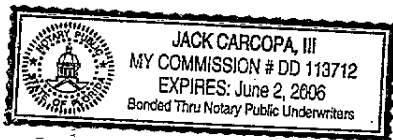
Having been designated in Article IV of the foregoing document to accept services of process and serve as the Registered Agent for the above-named corporation at the above named place. I hereby accept this designation and agree to act in this capacity until and unless a successor is named or elected as provided for in Article VIII above. I further agree to properly and completely discharge my duties in compliance with and as provided for in Florida State Statute chapters 607 and 617.

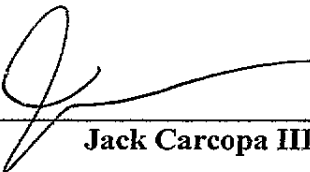
  
Signature of Registered Agent

**Notarial Affidavit**

Before me, a duly certified and licensed Notary Public authorized by law to take acknowledgments in the State of Florida, personally appeared the person(s) named above, known to me and by me to be the persons who executed the foregoing Articles of Incorporation.

IN WITNESS THEREOF, I hereby set my hand and affix my official seal in the State of Florida, County of Hillsborough this date, AUGUST 1, 2002.



  
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**Jack Carcopa III, Notary Public**