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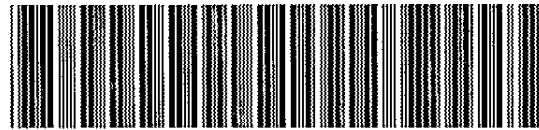
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12/30

Donald W. Duncan, P.A.

Attorney and Counselor at Law

*21 Old Kings Road North B-110
Palm Coast, Florida 32137
(386) 445-0500
Fax: (386) 445-7600*

*Mailing Address:
P.O. Box 352411
Palm Coast, Florida
32135-2411*

December 2, 2002

Ms. Bobbie Cox
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

Re: Robert W. Sneyers, P.A.

Dear Ms. Sneyers:

Enclosed is a corrected Designation of Registered Agent and a check in the amount of \$70.00 erroneously omitted from the previous mailing. If all is now in order, kindly file the Articles and return a copy of same to me.

If you have any questions, please do not hesitate to call.

Very truly yours,


Donald W. Duncan

DWD:dd
Encl.

FILED

2002 DEC 30 PM 3:00

ARTICLES OF INCORPORATION
OF
ROBERT W. SNEYERS, P.A.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED natural person, who is licensed Real Estate Agent in the State of Florida hereby expresses the intention of forming a **PROFESSIONAL CORPORATION** in accordance with the Professional Service Corporation Act, and hereby adopts the following articles of incorporation for such Corporation:

ARTICLE I. NAME

The name of the Corporation is **Robert W. Sneyers, P.A.**

ARTICLE II. DURATION

The period of the Corporation's duration shall be perpetual or until dissolved on a vote of Shareholders as hereafter provided.

ARTICLE III. PURPOSE

The purpose of the Corporation is to counsel clients about the purchase of and to sell real estate to clients.

ARTICLE IV. CAPITAL STOCK

The total number of shares of Capital Stock which the Corporation shall be authorized to issue is 1,000 shares. Such shares shall be of a single class of Common Stock and shall have a par value of one dollar (\$1.00) per share.

ARTICLE V. CAPITALIZATION

The amount of capital with which the Corporation will have at the beginning is not less than Five hundred dollars (\$500.00).

ARTICLE VI. PRINCIPAL OFFICE

The address of the Corporation's principal office is 1240 Killarney Drive, Ormond Beach, FL 32174. The name of the initial Registered Agent and office for the corporation shall be **Donald W. Duncan, P.A.**, 21 Old Kings Road North, B-110, Palm Coast, FL 32137, to accept service of process within this state as to this Corporation.

ARTICLE VII. CORPORATE POWERS

The Corporation shall have all the rights and powers now or hereafter conferred on professional corporations by the laws of the State of Florida.

ARTICLE VIII. INCORPORATOR

The name and address of the person signing these Articles of Incorporation as Incorporator is:

<u>Name</u>	<u>Address</u>
ROBERT W. SNEYERS	1240 Killarney Drive Ormond Beach, FL 32174

ARTICLE IX. DIRECTORS

The Corporation is to be managed by a Board of Directors. The number of Directors constituting the Board of Directors is one, the name and address of the initial Director is:

<u>Name</u>	<u>Address</u>
ROBERT W. SNEYERS	1240 Killarney Drive Ormond Beach, FL 32174

The initial Director shall hold office until his successor is elected and qualified as provided in the By-Laws. Thereafter, the term of each Director shall be for one year and until the election and qualification of a successor. The number of Directors set forth herein and constituting the initial Board of Directors shall be the authorized number of Directors until such number is changed by a By-Law duly adopted by the Shareholders.

ARTICLE X. BY-LAWS

The initial Directors shall submit the proposed By-Laws to the Shareholders at a meeting to be held for that purpose no more than fifteen (15) days following the issuance of the Certificate of Incorporation. Following the adoption of bylaws by the Shareholders, the internal affairs of the Corporation are to be regulated and managed in accordance with such By-Laws.

ARTICLE XI. DISSOLUTION

The Corporation may be dissolved at any time (1) by a unanimous written consent of the shareholders; or (2) on the affirmative vote of at least two-thirds of the outstanding shares of the Corporation entitled to vote thereon. On dissolution, the

corporate property and assets shall, after payment of all debts of the Corporation, be distributed to the Shareholders pro rata, each Shareholder to participate in the distribution in direct proportion to the number of shares held by the Shareholder.


IN WITNESS WHEREOF, I, the undersigned Incorporator of this Corporation, have executed these Articles of Incorporation at Palm Coast, Florida on December 23, 2003.

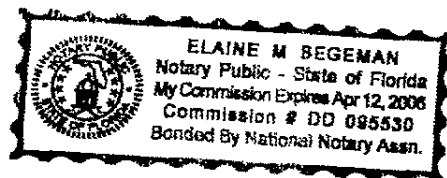

Robert W. Sneyers

STATE OF FLORIDA:
COUNTY OF FLAGLER:

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared ROBERT W. SNEYERS, to me and known by me to be the person described as Incorporator or who furnished drivers license as identification, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 23 day of December, 2002.


Notary Public, State of Florida
My commission expires:



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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

THAT ROBERT W. SNEYERS, P.A. DESIRING TO QUALIFY UNDER
THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF
BUSINESS AT 1240 Killarney DRIVE, ORMOND BEACH, FLORIDA 32174, HAS
NAMED DONALD W. DUNCAN, P.A., LOCATED AT 21 OLD KINGS ROAD NORTH,
B-110, PALM COAST, STATE OF FLORIDA 32137, AS ITS REGISTERED AGENT
AND OFFICER TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

/s/ Robert W. Sneyers
Robert W. Sneyers
Incorporator

DATE: December 23, 2002

FILED
2002 DEC 30 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND
COMPLETE PERFORMANCE OF MY DUTIES.

DONALD W. DUNCAN, P.A.

By: Donald W. Duncan
Donald W. Duncan
Registered Agent

DATE: December 27, 2002