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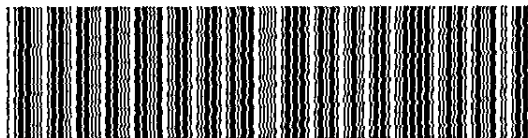
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TALLAHASSEE, FLORIDA  
03 JUL 31 AM 10:53

**ARTICLES OF INCORPORATION**  
**OF**  
**REGATTA REAL ESTATE, INC.**

FILED  
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TALLAHASSEE, FLORIDA  
03 JUL 31 AM 10:54

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Incorporation for the purposes of forming a corporation for profit under the laws of the State of Florida.

**ARTICLE I**

**NAME**

The name of the corporation is to be REGATTA REAL ESTATE, INC.

**ARTICLE II**

**DURATION**

The corporation shall have perpetual existence.

**ARTICLE III**

**PURPOSE**

The Corporation is organized for the purposes of engaging in any activity or business permitted under the laws of the United States or of this State, more specifically set out as follows:

1. Sale and resale of homes and other real estate.
2. To transact any lawful business for which corporations may be incorporated

under the Florida General Corporation Act or engage in any other trade or business which can, in the opinion of the Board of Directors of the Corporation, be advantageously carried on in connection with the foregoing business; and

3. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

#### **ARTICLE IV**

##### **CAPITAL STOCK**

1. The aggregate number of shares which the Corporation is authorized to issue is One Hundred (100). Such shares shall be of a single class, and shall have no par value.

2. All of said stock shall be payable in cash, patents, stock, notes, accounts, claims, real estate or other property at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose. Capital stock may be payable in future labor or services, but only as allowed and with the limitations set forth in a written agreement and approved in advance by the Board of Directors at a meeting called for that purpose.

#### **ARTICLE V**

##### **INITIAL PRINCIPAL BUSINESS ADDRESS**

The initial principal business address of the Corporation shall be 8055 S. Military Trail, Boynton Beach, Florida 33436.

## **ARTICLE VI**

### **INITIAL REGISTERED AGENT; OFFICE OF REGISTERED AGENT**

The street address of the initial registered office of the Corporation is 2500 North Military Trail, Suite 490, Boca Raton, Florida 33431. The name of the Registered Agent at such address is Jay Steven Levine, Esquire.

## **ARTICLE VII**

### **THE BOARD OF DIRECTORS**

The number of Directors may be increased from time to time by the By-Laws, but shall never be less than one.

The original Board of Directors shall consist of the following:

<b><u>Name</u></b>	<b><u>Address</u></b>
Paul Griesmer	8055 S. Military Trail Boynton Beach, Florida 33436

## **ARTICLE VIII**

### **INCORPORATOR**

The name and address of the person signing these Articles of Incorporation as incorporator is Paul Griesmer, 8055 S. Military Trail, Boynton Beach, Florida 33436.

## **ARTICLE IX**

### **RESTRICTIONS ON TRANSFER OF CORPORATE STOCK**

The Corporation may provide that any sale, assignment, transfer or other disposition for value of any of the shares of the Corporation, or of any interest in it, now or hereafter owned or held by any shareholders shall be subject to the terms and provisions of a restrictive agreement, a copy of which is to be on the file in the Registered Office of the Corporation.

## **ARTICLE X**

### **SHAREHOLDERS' PREEMPTIVE RIGHTS**

The Corporation may provide that every shareholder, upon the issuance or sale for consideration of any new stock of this Corporation of the same kind, class or series as that which he or she already holds, or upon the issuance or sale for proper consideration of any corporate obligations which are convertible into or exchangeable for any stock of the Corporation, shall have the right to purchase his or her 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 XI**

### **DIRECTORS' MANAGEMENT POWERS**

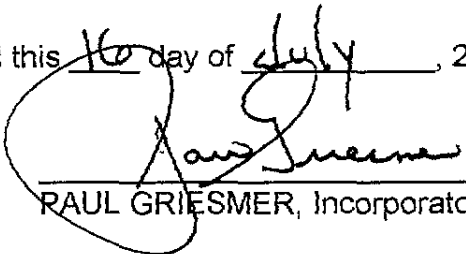
All corporate powers shall be exercised by or under the authority of, and business affairs of the Corporation shall be managed under the direction of, the Board of Directors, with the exception of those matters specifically set forth in the By-Laws of this Corporation.

ARTICLE XII

AMENDMENT

These Articles may be amended in whole or in part by the holders of a majority of the issued shares of stock.

I have hereunto set my hand and seal this 16 day of July, 2003.

  
\_\_\_\_\_  
PAUL GRIESMER, Incorporator

STATE OF FLORIDA            )  
  ) ss  
COUNTY OF PALM BEACH    )

I HEREBY CERTIFY that on this 16 day of July, 2003, before me personally appeared PAUL GRIESMER, who is personally known to me or who has produced \_\_\_\_\_ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid as his free act.

WITNESS my signature and official seal at Brynton Beach in the County of Palm Beach, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: Cheryl F Ladd

Print: Cheryl F Ladd

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

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Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

That REGATTA REAL ESTATE, INC., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation in the town of Boynton Beach, Florida, has named JAY STEVEN LEVINE, ESQUIRE, located at 2500 North Military Trail, Suite 490, Boca Raton, Florida 33431 as its agent to accept service of process for the Corporation within this State.

Having been named to accept service of process for the above-stated Corporation at the place designed 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.

Jay Steven Levine 7-21-03  
JAY STEVEN LEVINE, ESQUIRE

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TALLAHASSEE, FLORIDA  
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