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SECRETARY OF STATE  
TALLAHASSEE FLORIDA



700022680617

09/03/03--01004--013 \*\*78.75

## Florida Atlantic Coast Realty

444 Seabreeze Blvd., Ste 760  
Daytona Beach, FL 32118  
(386)249-2400

3938

August 26, 2003

Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

Re: Articles of Incorporation for Florida Atlantic Coast Realty, Inc.

Dear Sir or Madam:

Please find herewith the original articles for the above named corporation for filing.

I have also enclosed our check made payable to the Florida Department of State in the total amount of \$78.75 covering the following fees in accordance with our state schedules:

Filing Fees	\$ 35.00
Registered Agent Designation	\$ 35.00
Certified Copy	\$ 8.75

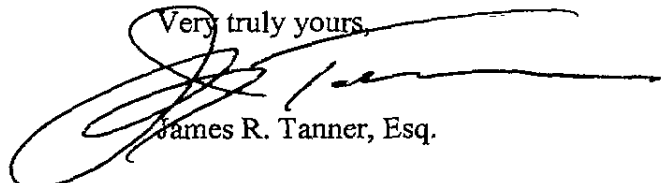
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TOTAL \$ 78.75

Please send to our office address listed above the certified copy of the articles. Should you have any questions or concerns, you may telephone or write the undersigned.

Thank you for time and consideration to this matter.

Very truly yours,



James R. Tanner, Esq.

JRT/ag  
Enclosures



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

September 9, 2003

JAMES R. TANNER, ESQ.  
444 SEABREEZE BLVD STE 760  
DAYTONA BCH, FL 32118

SUBJECT: FLORIDA ATLANTIC COAST REALTY, INC.  
Ref. Number: W03000025736

We have received your document for FLORIDA ATLANTIC COAST REALTY, INC. 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 effective date is not acceptable since it is not within five working days of the date of receipt.

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) 245-6933.

Dale White  
Document Specialist  
New Filings Section

Letter Number: 903A00050157

EFFECTIVE DATE  
9-7-03

ARTICLES OF INCORPORATION  
OF  
FLORIDA ATLANTIC COAST REALTY, INC

FILED  
03 SEP -3 PM 3: 57  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

In compliance with the requirements of F.S. Chapter 607, the undersigned, being a natural persons, do hereby act as an incorporators in adopting and filing the following articles of incorporation for the purpose of organizing a business corporation.

**ARTICLE I**

The name of the corporation ("Corporation") is FLORIDA ATLANTIC COAST REALTY, INC.

**ARTICLE II**

The existence of the corporation shall begin on September 1, 2003.

**ARTICLE III**

The street address of the principal office of the Corporation is 444 Seabreeze Blvd., Ste 760, Daytona Beach, Florida 32118.

**ARTICLE IV**

The maximum number of shares this Corporation is authorized to issue is One Thousand (1,000), all of which shall be Common Shares. All Common Shares shall be identical with each other in every respect and the holders of Common Shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

**ARTICLE V**

The initial street address of the Corporation's registered office is 444 Seabreeze Blvd.,

Ste 760, Daytona Beach, Florida 32118.. The initial registered agent for the Corporation at that address is James Roscoe Tanner.

#### **ARTICLE VI**

The initial board of directors shall consist of one members. The names and address of the persons who will serve on the initial board of directors are:

<u>Name</u>	<u>Address</u>
James Roscoe Tanner	113 Cunningham Drive New Smyrna Beach, FL 33168

#### **ARTICLE VII**

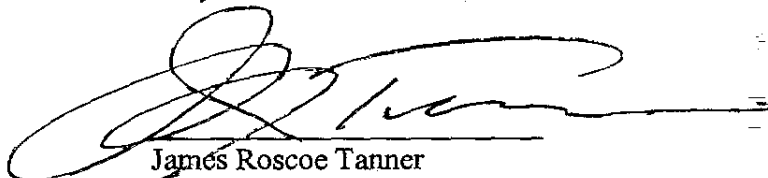
The names and street addresses of the persons signing these articles of incorporation are:

<u>Name</u>	<u>Address</u>
James Roscoe Tanner	113 Cunningham Drive New Smyrna Beach, FL 33168

#### **ARTICLE VIII**

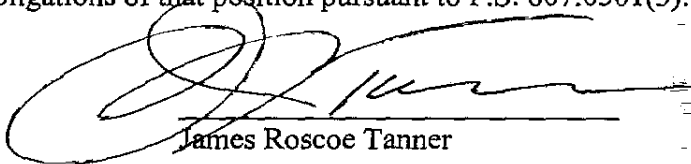
The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporators has executed these articles of incorporation this 15th day of September 2003.

  
James Roscoe Tanner

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for FLORIDA ATLANTIC COAST REALTY, INC. at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501(3).

  
James Roscoe Tanner

Dated this 11 day of April, 2003.

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA