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SECRETARY OF STATE
DIVISION OF CORPORATIONS
03 DEC 29 PM 1:51

15
12/29/03

ALONZO H. HARDESTY, III, P. A.

ATTORNEY AT LAW

SUITE 7
1750 SOUTH VOLUSIA AVENUE
ORANGE CITY, FLORIDA 32763

TELEPHONE (386) 775-3222
FACSIMILE (386) 775-3345

December 23, 2003

Secretary of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

RE: QUAGGIN LAND COMPANY

Dear Sir:

Please find enclosed an original and one copy of Articles of Incorporation for the above referenced corporation, together with Designation of Resident Agent and my check in the amount of \$78.75 representing the following:

Filing Fee	\$35.00
Resident Agent	\$35.00
Certified copy of Articles	\$ 8.75
Total	\$78.75

Very truly yours,


Alonzo H. Hardesty, III

AHH/pr
Enclosures
cc: Stanley M. Quaggin

EFFECTIVE DATE
12/23/03

ARTICLES OF INCORPORATION
OF
QUAGGIN LAND COMPANY

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ARTICLE I - NAME

The name of the corporation is QUAGGIN LAND COMPANY.

ARTICLE II - DURATION

The corporation shall have perpetual existence commencing on the date of execution and acknowledgment of these Articles.

ARTICLE III - PURPOSE

The corporation is organized for the following purposes:

A. To engage in the business of installing, selling, leasing and maintaining air conditioning systems.

B. To engage in any activities or business permitted under the laws of the United States or the State of Florida.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue Five Hundred (500) Shares, all of one class, at Ten (\$10.00) Dollar par value.

ARTICLE V - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - PRINCIPAL OFFICE

The address of the principal office of the corporation is 2260 North Spring Garden Avenue, DeLand, Florida. The mailing

address of the corporation is 2260 North Spring Garden Avenue,
DeLand, Florida 32720.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 2260 North Spring Garden Avenue, DeLand, Florida, and the name of its initial registered agent at such address is Stanley M. Quaggin, II.

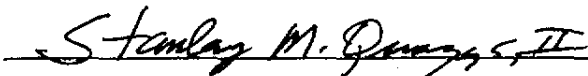
ARTICLE VIII - MANAGEMENT BY SHAREHOLDERS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be managed under the direction of the shareholders of the corporation.

ARTICLE IX - INCORPORATOR

The name and address of the person executing these Articles of Incorporation is STANLEY M. QUAGGIN, II, 2260 North Spring Garden Avenue, DeLand, Florida 32720.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 23rd day of December, 2003.

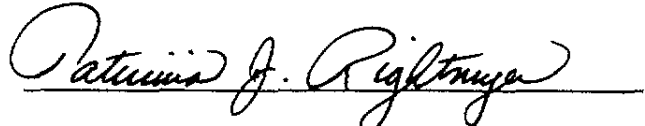
 (SEAL)

STANLEY M. QUAGGIN, II

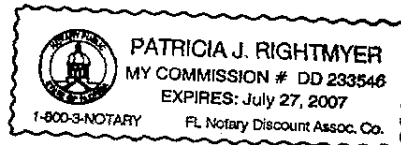
STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, personally appeared
STANLEY M. QUAGGIN, II, to me known to be the person who executed
the foregoing Articles of Incorporation, and he acknowledged to
and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 23rd day of December, 2003.



Patricia J. Rightmyer
Notary Public



CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE SERVICE OF PROCESS WITHIN THE
STATE OF FLORIDA, AND NAMING THE REGISTERED
AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 48.091 and 607.0501 of the
Florida Statutes, the following is submitted:

That QUAGGIN LAND COMPANY desiring to qualify under the laws
of the State of Florida, with its principal place of business
located at 2260 North Spring Garden Avenue, DeLand, Florida, has
named Stanley M. Quaggin, II, located at 2260 North Spring Garden
Avenue, DeLand, Florida, as its agent to accept service of
process within Florida.

Dated this 23rd day of December, 2003.

Stanley M. Quaggin, II (SEAL)

STANLEY M. QUAGGIN, II, Incorporator

Having been named to accept service of process for QUAGGIN
LAND COMPANY 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.

Dated this 23rd day of December, 2003.

Stanley M. Quaggin, II (SEAL)

Stanley M. Quaggin, II

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