

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: FRANCIS Realty AND PROPERTY Management COMPANY
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00 Filing Fee
 \$78.75 Filing Fee & Certificate of Status

\$78.75 Filing Fee & Certified Copy
 \$87.50 Filing Fee, Certified Copy & Certificate of Status
ADDITIONAL COPY REQUIRED

FROM: JULIE K. FRANCIS
Name (Printed or typed)

101 PLANTATION CIRCLE S
Address

PONTE VEDRA FL 32092
City, State & Zip

(904) 280-9532
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

ARTICLE I NAME

The name of the corporation shall be:

FRANCIS Realty And Property Management Co.

ARTICLE II PRINCIPAL OFFICE

The principal place of business/mailling address is:

101 Plantation Circle S
Ponte Vedra, FL 32092

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

Buy - Sell - Trade Real Estate

ARTICLE IV SHARES

The number of shares of stock is:

Four (4)

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

List name(s), address(es) and specific title(s):

Julie K FRANCIS	PRESIDENT
VIRGINIA A KANE	VICE PRESIDENT
FRANK E KANE	SECRETARY
JOHN T FRANCIS	TREASURER

ARTICLE VI REGISTERED AGENT

The name and Florida street address of the registered agent is:

Julie K. FRANCIS
101 PLANTATION CIRCLE S
PONTE VEDRA BEACH, FL
32092

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

VIRGINIA A KANE
315 2ND ST.
ST AUGUSTINE, FL 32084

FILED
JUL 12 P 11:31
STATE OF FLORIDA

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Julie K. Francis
Signature/Registered Agent

7 July 04
Date

Virginia A. Kane
Signature/Incorporator

7/11/04
Date