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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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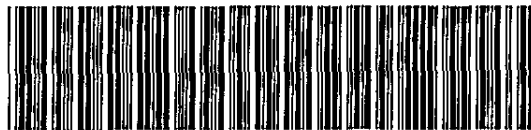
(Business Entity Name)

(Document Number)

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**LAW OFFICES OF LAWRENCE H. HABER, P.A.**

Post Office Box 470171 Celebration, Florida 34747-0171

Office: 407-566-0181 Facsimile: 407-566-0182

E-Mail: [larry.haber@celebration.fl.us](mailto:larry.haber@celebration.fl.us)

July 21 2004

Secretary of State  
Corporate Division  
409 E. Gaines Street  
Tallahassee, Florida 32399

Re: Xscape Realty, Inc.  
Florida - 2004

Dear Sir/Madam:

Please find enclosed in duplicate the Articles of Incorporation for the above-referenced limited liability company, together with a check in the amount of \$78.75 to cover the costs of organization.

If the above is in order, please file the Articles and forward to us a certified copy thereof. If there is anything that is not in order, please call us.

Sincerely yours,

*Lawrence H. Haber*

Lawrence H. Haber

LHH/cap  
Enclosures

ARTICLE I - NAME

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The name of this corporation is **XSCAPE REALTY, INC.**

ARTICLE II - DURATION

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

ARTICLE III - PURPOSE

This corporation is organized for the following purposes:

1. To operate a business engaged in providing realty services.
2. To transact any and all lawful business.

ARTICLE IV - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE V - CAPITAL STOCK

- A. This corporation is authorized to issue 1,000 shares of \$1.00 par value common stock, which shall be designated "common shares."
- B. Except as otherwise provided by law or in the by-laws of the corporation, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE VI - PRINCIPAL OFFICE AND REGISTERED AGENT AND OFFICE

The mailing address and the street address is of the principal office of the corporation is 418 Orista Drive, Davenport, Florida, 33897, and the name of the initial registered agent of this corporation and the address of the initial registered office of the corporation are: Lawrence H. Haber, 715 Bloom Street Suite 200A, Celebration, Florida 34747.

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#### ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have One (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall never be less than one or more than fifteen. The names and addresses of the initial directors of this corporation are:

Dave Nicol  
418 Orista Drive  
Davenport, Florida 33897

#### ARTICLE VIII - INCORPORATOR

The name and address of the person signing these articles is:

Lawrence H. Haber  
Post Office Box 470171  
Celebration, Florida 34747-0171

#### ARTICLE IX - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors subject to the power of the shareholders to repeal, alter, or amend any by-laws adopted by the Board of Directors. The shareholders reserve the power to adopt by laws and to prescribe in any by-laws that such by-laws shall not be altered, amended, or repealed by the Board of Directors.

#### ARTICLE X - OFFICERS

The Board of Directors may provide for the election or appointment and prescribe the duties of all officers and agents as the board may deem desirable and proper, and may take such action not inconsistent with the Articles of Incorporation and the by-laws of the corporation and the laws of the State of Florida as such board may deem advisable for the conduct and operation of the business of the corporation.


#### ARTICLE XI - MEETINGS

Meetings of shareholders and directors, including the time, place, and manner of calling such meetings, shall be fixed by the by-laws of the corporation.

ARTICLE XII - AMENDMENT 04 JUL 26 PM 3:20

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

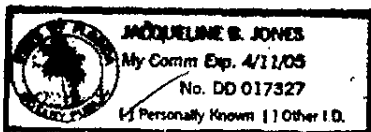
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 21 day of July 2004.

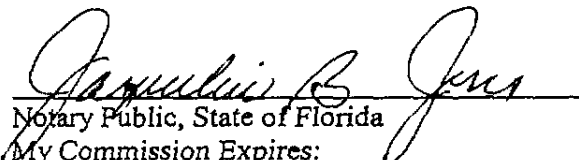
 (SEAL)  
Lawrence H. Haber, Incorporator

STATE OF FLORIDA  
COUNTY OF OSCEOLA

BEFORE ME, a Notary Public authorized to take acknowledgments in the state and county set forth above, personally appeared Lawrence H. Haber, Esquire, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and acknowledged before me that he executed those Articles of Incorporation.

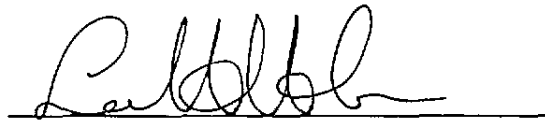
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 21 day of July 2004.



  
Notary Public, State of Florida  
My Commission Expires:

**ACCEPTANCE BY REGISTERED AGENT**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN ARTICLE VI OF THESE ARTICLES OF INCORPORATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
\_\_\_\_\_  
Registered Agent

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