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VILANO BEACH TOWN CENTER REALTY, INC.
155 Vilano Road (Office)
St. Augustine, Florida 32084

State of Florida
Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: Vilano Beach Town Center Realty, Inc.

Gentlemen:

I am enclosing the following papers in connection with the Incorporation of
Vilano Beach Town Center Realty, Inc.:

1. Original of Articles of Incorporation in duplicate and I request that you return a stamped copy for our records.
2. Certificate naming Resident Agent of Service of Process.
3. Our Cashier's Check in the amount of \$70.00, representing payment of the filing fee and the fee for the non-resident certificate.

Very truly yours,

VILANO BEACH TOWN CENTER
REALTY, INC.

 as President
Vivian C. Browning, President

Enclosures 3

ARTICLES OF INCORPORATION
OF
VILANO BEACH TOWN CENTER REALTY, INC.

ARTICLE I. NAME

The name of the corporation is

VILANO BEACH TOWN CENTER REALTY, INC.

The principal office and mailing address of the corporation is 155 Vilano Road (Office), St. Augustine, Florida 32084. Its business shall be conducted in the United States and its possessions and in all foreign countries, whenever necessary or convenient. The principal office and mailing address is shown above.

ARTICLE II. BUSINESS

The general nature of the business or businesses to be transacted, conducted and carried on by this corporation shall be to engage in any activity or business permitted under the laws of Florida.

ARTICLE III. CAPITAL STOCK

The authorized capital stock of this corporation shall be One Hundred (100) shares of common stock, each share having a par value of \$5.00.

ARTICLE IV. TERM

The term for which this corporation is formed is and shall be perpetual or until dissolved according to law.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation in the State of Florida is:

155 Vilano Road (Office)
St. Augustine, FL 32084

The name of the initial registered agent of this corporation at that address is:

Vivian C. Browning

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ARTICLE VI. 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 Bylaws, but shall not be less than one (1). The name and address of the initial director of this corporation is:

Vivian C. Browning
155 Vilano Road (Office)
St. Augustine, FL 32084

ARTICLE VII. BYLAWS

The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of Directors, subject to the approval of the shareholders.

ARTICLE VIII. RESTRICTIONS ON TRANSFER OF STOCK

Shares held by the initial shareholders and subsequent shareholders may not be resold or otherwise transferred to other persons or hypothecated in any manner unless such shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which, such shares may be offered and sold may be further specified by written agreement among all of the shareholders of this corporation.

ARTICLE IX. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his or her pro rata share thereof at the price at which it is offered to others.

ARTICLE X. SHAREHOLDERS QUORUM AND VOTING

Fifty-one per cent (51%) of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders.

ARTICLE XI. INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director to the full extent permitted by law.

ARTICLE XII. AMENDMENT

This corporation through its shareholders reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto.

ARTICLE XIII. INCORPORATION

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

NAME ADDRESS

Vivian C. Browning

155 Vilano Road (Office)
St. Augustine, FL 32084

IN WITNESS WHEREOF, the undersigned incorporator has hereunto set her hand and seal on this 1 day of June, 2005.


VIVIAN C. BROWNING (SEAL)

STATE OF FLORIDA)
 :SS
COUNTY OF ST. JOHNS)

Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared VIVIAN C. BROWNING, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 1 day of JUNE, 2005.


Notary Public - State of Florida at Large

My Commission Expires:



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

VILANO BEACH TOWN CENTER REALTY, INC.

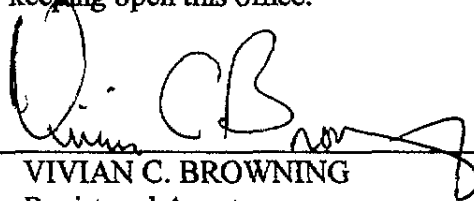
Pursuant to Chapter 607.034, Florida Statutes, the following is submitted in compliance with said Act.

First -- That VILANO BEACH TOWN CENTER REALTY, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at the City of St. Augustine, County of St. Johns, State of Florida, has named VIVIAN C. BROWNING, located at 155 Vilano Road (Office), St. Augustine, Florida 32084, City of St. Augustine, County of St. Johns, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open this office.

By



VIVIAN C. BROWNING
Registered Agent

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TALLAHASSEE, FLORIDA

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