

C.L. HENF, P.A.  
CERTIFIED PUBLIC ACCOUNTANT

2550 Palm Bay Road NE, Suite 205  
Palm Bay, Florida 32909

Tel: (407) 676-5338  
Fax: (407) 676-1129

P96000082089

September 25, 1996

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

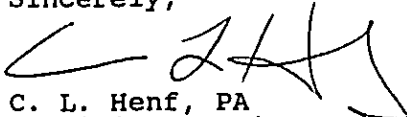
100001961731  
-10/01/96--01172--002  
\*\*\*\*122.50 \*\*\*\*122.50

Dear Sir/Madam:

Enclosed are completed Articles of Incorporation for  
Peter Welter Real Estate Account, Inc. and a check payable  
to the Secretary of State in the amount of \$122.50 for the  
associated filing fees.

Should you require any additional information, please do  
not hesitate to contact me.

Sincerely,

  
C. L. Henf, PA  
Certified Public Accountant

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 OCT -1 PM 11:32

CLH:js

Encls.

g 10/4/96

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

96 OCT -1 AM 11:32

## ARTICLES OF INCORPORATION

### ARTICLE I - NAME

The name of this corporation is Peter Welter Real Estate Account, Inc.

### ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

### ARTICLE III - PURPOSE

This corporation may engage in or transact any or all lawful activities or business under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

### ARTICLE IV - CAPITOL STOCK

This corporation is authorized to issue 1,000 shares of \$1.00 par value common stock which shall be designated as "Common Shares".

### ARTICLE V - PRE-EMPTIVE 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 - INITIAL REGISTERED OFFICE AND AGENT AND PRINCIPAL OFFICE

The street address of the initial registered office of this corporation is 1867 20th Avenue, Vero Beach, FL 32960, and the name of the initial registered agent of this corporation at the address is Peter Welter. In addition the principal office is located at 1867 20th Avenue, Vero Beach, FL 32960.

#### ARTICLE VII - INITIAL BOARD OF DIRECTORS

The Corporation shall initially have one (1) director to hold office until the first annual meeting of stockholders and her successor shall have been duly elected and qualified, or until her earlier resignation, removal from office or death. The number of Directors may be either increased or decreased from time to time in accordance with the By-laws of the corporation. The name and address of the initial director is:

Peter Welter  
1867 20th Avenue  
Vero Beach, FL 32960

#### ARTICLE VIII - INCORPORATOR

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

Peter Welter  
1867 20th Avenue  
Vero Beach, FL 32960

#### ARTICLE IX - INDEMNIFICATION

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

#### ARTICLE X - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned Incorporation has executed these Articles of Incorporation in the date of signing.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 OCT -1 11:32

Dated: September 19, 1996


  
\_\_\_\_\_  
Peter Welter  
Incorporator

Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with Section 48.091, Florida Statutes, the following is submitted:


First that Peter Welter Real Estate Account, Inc., desiring to organize or qualify under the laws of the State of Florida has named Peter Welter of 1867 20th Avenue, Vero Beach, FL 32960 as it's agent to accept service of process within Florida.

Dated: September 19, 1996

  
\_\_\_\_\_  
Peter Welter  
Incorporator

Having been named to accept service of process for the above stated Corporation, Peter Welter of 1867 20th Avenue, Vero Beach, FL 32960 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 performance of my duties.

Dated: September 19, 1996

  
\_\_\_\_\_  
Peter Welter