

P98000031650

17 March 98

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

Re: 1st Choice Realty, Inc.

Gentlemen:

300002465223--9
-03/23/98--01097--014
****140.00 *****70.00

Enclosed please find the original and one copy of Articles of Incorporation, together with my check in the amount of \$70.00.

This represents the cost of the Filing Fees and Fee for Registered Agent Designation for the above named corporation.

Very truly yours

Richard D. Danley

Richard D. Danley

1st Choice Realty, Inc.
c/o Richard D. Danley
3501 13th Street
St. Cloud, FL 34769

(407)892-1002

98 APR -4 AM 8:04
FILED
SECRETARY OF STATE
TALLAHASSEE FLORIDA

P98-71265
N. Bay Village
9/28/94

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FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

March 25, 1998

RICHARD D. DANLEY
3501 13TH STREET
ST. CLOUD, FL 34769

SUBJECT: 1ST CHOICE REALTY, INC.
Ref. Number: W98000006649

*Home
x Investment*

We have received your document for 1ST CHOICE REALTY, INC. and your check(s) totaling \$140.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

CONFLICTS WITH FIRST CHOICE REALTY, INC., #P94000071265, FILED 09/28/94, N. BAY VILLAGE, FL.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6933.

Dana Calloway
Document Specialist

Letter Number: 698A00016015

ARTICLES OF INCORPORATION

Of

1ST CHOICE HOMES & INVESTMENT, INC

The undersigned subscriber(s) to these Articles of Incorporation, natural person(s) competent to contract, hereby form a corporation under the laws of the State of Florida.

ARTICLES I - CORPORATE NAME & ADDRESS

The name of the Corporation is:

1ST CHOICE HOMES & INVESTMENT, INC

1609 E. Vine St. Suite B
Kissimmee, FL 34744

ARTICLE II - DURATION

This corporation shall exist perpetually unless dissolved according to Florida law.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue ONE HUNDRED THOUSAND shares (100,000) of ONE Dollar (\$1.00) par value Common Stock, which shall be designated "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the Initial Registered Agent of this Corporation is:

TAMARA BECKEL
1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have TWO (2) directors 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 (1). The names and addresses of the initial director(s) of the corporation are as follows:

TAMARA BECKEL
1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

LONNIE BECKEL
1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

ARTICLE VII - INCORPORATORS

The names and addresses of the person(s) signing these Articles of Incorporation are as follows:

TAMARA BECKEL
1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

LONNIE BECKEL
1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 17 day of March, 1998.

Tamara J. Beckel (Seal)
Lonnie Beckel (Seal)

STATE OF FLORIDA)
 SS
COUNTY OF OSCEOLA)

before me, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared TAMARA BECKEL known to me or who has produced her Drivers License # B240-810-61-665-0 as identification, personally appeared LONNIE BECKEL known to me or who has produced HIS Drivers License # B240-532-47-463-0 as identification, and known to be the person(s) who executed the foregoing Articles of Incorporation, and who acknowledged before me that HE executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in

the State and County aforesaid, this 17 day of March,
1998.

(Notary Seal)



Richard D. Danley
MY COMMISSION # CC704559 EXPIRES
April 24, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Richard D. Danley
(Notary Public, State of
Florida at Large)

CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT
OF

1ST CHOICE HOMES & INVESTMENT, INC

Pursuant to Florida Statutes Sections 48.091 and 607.034 the following is submitted:

The above corporation, desiring to organize under the State of Florida with its registered office as indicated in the Articles of Incorporation at:

1609 E. VINE ST. SUITE B
KISSIMMEE, FL 34744

has named TAMARA BECKEL location at the aforesaid address, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGEMENT

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 provisions of Florida Law in keeping open said office.


(Registered Agent)

98 APR -4 AM 8:04
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED