

P9900051207



THE UNITED STATES
CORPORATION
COMPANY

FILED

99 JUN -3 PM 3:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 261597 81805A

AUTHORIZATION :

Patricia Pujot

COST LIMIT : \$ 70.00

ORDER DATE : June 3, 1999

ORDER TIME : 9:29 AM

ORDER NO. : 261597-005

500002893655--2

CUSTOMER NO: 81805A

CUSTOMER: Ms. Deborah K. Lewis
THOMAS G. ECKERTY, ESQ
THOMAS G. ECKERTY, ESQ
Suite 89
12734 Kenwood Lane
Ft. Myers, FL 33907

DOMESTIC FILING

NAME: DEVELOPMENT & PROPERTY
CONSULTANTS, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Mimi Stephens

EXAMINER'S INITIALS:

PH 6/7/99

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99 JUN -3 AM 10:00

12905



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

June 3, 1999

CSC NETWORKS

SUBJECT: DEVELOPMENT & PROPERTY CONSULTANTS, INC.
Ref. Number: W99000012905

We have received your document for DEVELOPMENT & PROPERTY CONSULTANTS, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

The registered agent must have a Florida street address. A post office box is not acceptable.

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) 487-6995.

Wanda Sampson
Document Specialist

Letter Number: 399A00030199

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Please give original
submission to as file date

RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

99 JUN -7 PM 12:07

RECEIVED

ARTICLES OF INCORPORATION
OF
DEVELOPMENT & PROPERTY CONSULTANTS, INC.

FILED

99 JUN -3 PM 3:08

The undersigned incorporator desiring to form a corporation (hereinafter referred to as the "Corporation") under the laws of the State of Florida, pursuant to the provisions of Florida Statutes 607 et. seq., and hereby certifies as follows:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the Corporation is DEVELOPMENT & PROPERTY CONSULTANTS, INC., and the mailing address for the Corporation is 1325 Country Club Road, Brevard, North Carolina 28712.

ARTICLE II - DURATION

The period for which the Corporation shall continue is Perpetual.

ARTICLE III - PURPOSES

The Corporation is being formed for the general purpose of conducting any and all lawful business of development consulting for which corporations may be incorporated under the laws of the State of Florida.

The Corporation also retains the right to transact any and all lawful business of development consulting for which corporations may be incorporated under the laws of the State of Florida, as may be amended from time to time, including but not limited to the following:

1) Capacity to Act: To have the capacity to act possessed by natural persons, but to have authority to perform only such acts as are necessary, convenient or expedient to accomplish the purposes for which it is formed, and such as are not repugnant to laws.

2) To Deal in Personal Property: To acquire (by purchase, exchange, lease, hire or otherwise), hold, mortgage, pledge, hypothecate, exchange, sell, deal in and dispose of, alone or in syndicates or otherwise in conjunction with others, commodities and other personal property of every kind, character and description whatsoever and wheresoever situated, and any interest therein. Personal property shall include live stock of every variety and description.

3) To Deal in Real Property: To acquire (by purchase, exchange, lease, hire or otherwise), hold, own, improve, manage, operate, lease as lessee, let as lessor, sell, convey or mortgage, either alone or in conjunction with others, real estate of every kind, character and description whatsoever and wheresoever situated, and any interest therein.

4) To Act as Agent: To act in any state in which the Corporation is qualified to do business, as agent or representative for any individual, association, corporation or legal entity, respecting business which the Corporation is authorized to transact.

5) To Make Contracts: To enter into, make, perform, and carry out, or cancel and rescind, contracts for any lawful purposes pertaining to its business.

6) To Deal in Patent Rights: To acquire (by purchase, exchange, lease, hire or otherwise), hold, use, sell, lease, assign or grant licenses or sub-licenses in respect of, pledge or otherwise dispose of, letters patent of the United States or any foreign country, patent rights, licenses, privileges, invention, improvements, processes, copyrights, trademarks and trade names.

7) To Deal in Good Will: To acquire (by purchase, exchange, lease, hire or otherwise) all, or any part, of the good will, rights, property and business of any person, entity, partnership, association, or corporation heretofore or hereafter engaged in any business similar to any business which the Corporation has power to conduct; to pay for the same in cash or in stocks, bonds or other obligations of the Corporation or otherwise; to hold, utilize and in manner dispose of the whole, or any part, of the rights and property so acquired, and to assume in connection therewith any liabilities of any person, entity, partnership, association, or corporation, and conduct in any lawful manner the whole, or any part, of the business thus acquired.

8) To Execute Guaranties: To make any guaranty respecting stocks, dividends, securities, indebtedness, interest, contracts, or other obligations.

9) To Enter into Partnerships: To enter into any lawful arrangement for sharing profits, union of interest, reciprocal association, or cooperative association with any corporation, association, partnership, individual, or other legal entity, for the carrying on of any business which the Corporation is authorized to carry on, or any business or transaction deemed necessary, convenient, or incidental to carrying out any of the purposes of the Corporation.

10) To Raise Funds: To borrow or raise monies for any of the purposes of the Corporation and, from time to time, without limit as to amount, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills or exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness, and to secure the payment thereof, and the interest thereon, by mortgage on, or pledge, conveyance, or assignment in trust of, the whole, or any part, of the assets of the Corporation, real, personal, or mixed, including contract rights, whether at the times owned or thereafter acquired, and to sell, pledge, or otherwise dispose of such securities or other obligations of the Corporation to its corporate purposes.

11) To Deal in its Own Securities: To acquire (by purchase, exchange, lease, hire or otherwise), hold, sell, transfer, reissue, or cancel the shares of its own capital stock, or any securities or other obligations of the Corporation, in the manner and to the extent now or hereafter permitted by the laws of Florida, EXCEPT that the Corporation shall not use its funds or other assets for the purchase of its own shares of stock when such use would cause any impairment of the capital of the Corporation, and EXCEPT that shares of its own capital stock beneficially owned by the Corporation shall not be voted directly or indirectly.

12) Rights, Privileges and Powers: Subject to any limitations or restrictions imposed by law or by these Articles of Incorporation, to have and exercise all the general rights, privileges and powers specified in the Act.

13) General Clause: To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth, and to do every other act and thing incidental permitted by the State of Florida, or by the provisions of these Articles of Incorporation.

14) Construction of Foregoing Sections: The foregoing sections shall be construed as purposes as well as powers and the matters expressed in each section shall, unless otherwise expressly provided, be in no way limited by reference to, or inference from, the terms of any other section, each of such sections being regarded as creating independent powers and purposes. The enumeration of specific powers and purposes in any of such sections shall not be construed as limiting or restricting in any manner either the meaning of general powers of the Corporation created thereby; nor shall the expression of one thing be deemed to exclude another not expressed, although it be of like nature. The Corporation shall not, however, carry or exercise any powers which a corporation organized under the laws thereof could not carry on or exercise.

ARTICLE IV - CAPITAL STOCK

The Corporation is authorized to issue One Thousand (1,000) shares of no par value common stock.

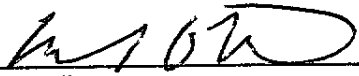
ARTICLE V - INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of the Corporation is 1325 Country Club Road, Brevard, North Carolina 28712.

ARTICLE VI - INITIAL REGISTERED AGENT

The name of the initial registered agent of this Corporation is Mark Latell, and his post office address is 1 16050 South Tamiami Trail, Suite 103, Ft. Myers, Florida 33908.

I, Mark Latell, having been designated as the Registered Agent in the above and foregoing Articles, am familiar with and accept the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.


Mark Latell

ARTICLE VII - INITIAL BOARD OF DIRECTORS

Section 1. Number of Directors: The initial Board of Directors is composed of two (2) member. The number of directors may be from time to time fixed by the By-Laws of the Corporation at any number, but shall never be less than one (1). Directors need not be stockholders.

Section 2. Names and Addresses of Initial Board of Directors: The names and post office addresses of the initial Board of Directors of the Corporation are:

<u>Name</u>	<u>Address</u>
Mark Latell	1325 Country Club Road Brevard, North Carolina 28712
Deanna Latell	1325 Country Club Road Brevard, North Carolina 28712

ARTICLE VIII - INCORPORATOR

FILED

The name and post office address of the incorporator is:

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Name

Address

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Mark Latell

1325 Country Club Road
Brevard, North Carolina 28712

ARTICLE IX - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

ARTICLE X - INDEMNIFICATION

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

ARTICLE XI - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 28TH day of MAY, 1999.

Attest:

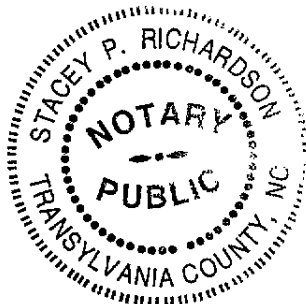
Sheeri L. Bishop
Print name:

Mark Latell
Mark Latell

Sheeri L. Bishop
Print name:

STATE OF NORTH CAROLINA
COUNTY OF Transylvania

The foregoing instrument was acknowledged before me this 28 day of May, 1999, by Mark Latell, who is personally known to me, or who produced TDK as identification, and who did/did not take an oath.



Stacey P. Richardson
Notary Public
Print Name: Stacey P. Richardson
My Commission Expires: 1-14-2003
Commission No.: _____