

SUNCOAST APPRAISALS & INVESTMENTS, INC.

16526 Foothill Drive
TAMPA, FLORIDA 33624
(813) 265-0669

September 30, 1999

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

500003007155--4
-10/06/99-01044-016
****122.50 *****78.75

Re: Suncoast Appraisals & Investments, Inc.

To whom it may concern:

Please find enclosed the original and one copy of the Articles of Incorporation, together with our check in the amount of \$ 122.50. This represents the cost of the Filing Fees, Certified Copy of the Articles of Incorporation and fee for the Certificate of Designation of Registered Agent for the above named corporation.

Please return our certified copy to the following address:

Suncoast Appraisals & Investments, Inc.
16526 Foothill Drive
Tampa, Florida 33624

Very truly yours,

Michael E. Hinnant
Michael E. Hinnant
President

FILED
99 OCT -6 PM 12:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

10/11/99
T.B.

ARTICLES OF INCORPORATION

of

SUNCOAST APPRAISALS & INVESTMENTS, INC.

FILED

99 OCT -6 PM 12:11

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be:

SUNCOAST APPRAISALS & INVESTMENTS, INC.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

16526 Foothill Drive
Tampa, Florida 33624

ARTICLE III - DURATION

The term of existence of the Corporation is perpetual and the corporate existence will commence on the filing of these articles by the Department of State.

ARTICLE IV - PURPOSE

This corporation is organized for the purpose of providing appraisal services and investments or any other activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE V - CAPITAL STOCK

The corporation is authorized to issue one hundred shares (100) of one (\$1.00) par value Common Stock, which shall be designated "Common Shares".

ARTICLE VI - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

Michael E. Hinnant
16526 Foothill Drive
Tampa, Florida 33624

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be increased or decreased from time to time by the By-Laws, but shall never be less than one (1) which shall constitute a quorum. The names of the initial directors of the corporation are as follows:

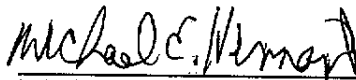
Michael E. Hinnant
16526 Foothill Drive
Tampa, Florida 33624

ARTICLE VIII - INCORPORATORS

The name and street address of the incorporator to these Articles of Incorporation are as follows:

Michael E. Hinnant
16526 Foothill Drive
Tampa, Florida 33624

The undersigned have executed these Articles of Incorporation this 24th day of September, 1999.

 President
Michael E. Hinnant

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent/registered office, in the State of Florida.

1. The name of the corporation is:

SUNCOAST APPRAISALS & INVESTMENTS, INC.

2. The name and address of the registered agent and office is:

Michael E. Hinnant
16526 Foothill Drive
Tampa, Florida 33624

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.

SIGNED: Michael E. Hinnant

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA