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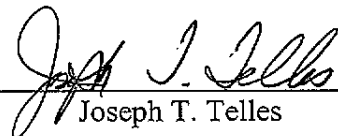
JOSEPH T. TELLES, INC.
12765 W. FOREST HILL BLVD
SUITE 1305
WELLINGTON, FL 33414
1-561-784-0100

000005147140--7
-03/25/02--01005--003
*****78.75 *****78.75

February 14, 2002

Department of State,

Please find enclosed the Articles of Incorporation for J.T.B. Realty, Inc. and the appropriate fee to the Department of State.


Joseph T. Telles

FILED
02 MAR 22 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Bm 3/27

**ARTICLES OF INCORPORATION
OF
J.T.B. REALTY, INC.**

The name of the Corporation is , J.T.B. REALTY, INC.

The address of the Corporation is 5418 N.W. 90th Terr., Sunrise, FL 33351

ARTICLE II

This Corporation shall have perpetual existence.

ARTICLE III

This Corporation is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV
CAPITAL STOCK**

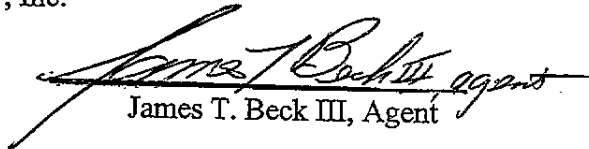
This Corporation is authorized to issue 1,000 shares of One Dollar (\$1.00) par value common stock.

**ARTICLE V
PREEMPTIVE RIGHTS**

Every Shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata 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, AGENT AND ACCEPTANCE**

The street address of the initial registered office of this corporation is 5418 N.W. 90th Terr., Sunrise, FL 33351 and the name of the initial registered agent of this corporation at that address is James T. Beck III. I hereby am familiar with and accept the duties and responsibilities as registered agent for J.T.B. Realty, Inc.


James T. Beck III, Agent

FILED
02 MAR 22 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII

INITIAL BOARD OF DIRECTORS

This corporation shall have 1 director initially. The number of directors may be either increased or diminished from time to time by the Bylaws, but shall never be less than one. The name and address of the initial directors of this corporation are:

NAME	ADDRESS
James T. Beck III	5418 N.W. 90th Terr. Sunrise, FL 33351

ARTICLE VIII INCORPORATION

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

NAME	ADDRESS
James T. Beck III	5418 N.W. 90th Terr. Sunrise, FL 33351

ARTICLE IX INDEMNIFICATION

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

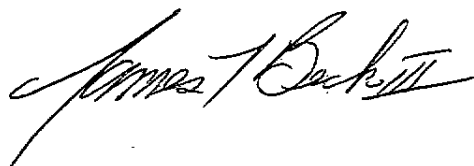
**ARTICLE X
AMENDMENT**

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

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation this the 14th day of February 2002.

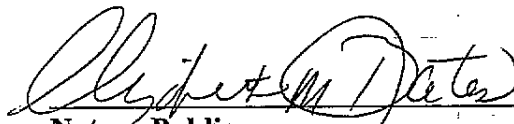
STATE OF FLORIDA

COUNTY OF BROWARD

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BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared James T. Beck III and known by me to be the person who executed the foregoing Article of Incorporation of J.T.B. Realty, Inc. and he acknowledges before me that he 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 the 14th of February 2002.


Notary Public
State of Florida at Large

My Commission expires:

ELIZABETH M. BATES
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD019625
EXPIRES 4/22/2005
BONDED THRU 1-888-NOTARY1

Proof of Identification:

Personally Known ✓