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CF CORPORATION SYSTEM
 Requestor's Name
660 EAST JEFFERSON STREET
 Address
TALLAHASSEE FL 32301 222-1092
 City State Zip Phone

800001521978
 -06/23/95--01060--014
 *****70.00 *****70.00

CORPORATION(S) NAME

Kay's Party Services, Inc.

6/23
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- NonProfit
- Limited Liability Company
- Foreign
- Limited Partnership
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APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO
TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE
STATE OF FLORIDA:

1. Koger Realty Services, Inc.
(Name of corporation: must include the word "INCORPORATED", "COMPANY", "CORPORATION" or words or
abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person
or partnership if not so contained in the name at present.)
2. Delaware 3. Applied for
(State or country under the law of which it is incorporated) (FEI number, if applicable)
4. 6/16/95 5. perpetual
(Date of Incorporation) (Duration: Year corp. will cease to exist or "perpetual")
6. Expected to be on or about 7/95
(Date first transacted business in Florida. (See sections 607.1501, 607.1502, and 817.155, F.S.)
7. 3986 Boulevard Center Drive
Jacksonville, Florida 32207
(Current mailing address)
8. The development, construction, ownership and management of real estate, including,
without limitation, commercial office centers, and related activities.
(Purpose(s) of corporation authorized in home state or country to be carried out in the state of Florida)

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DIVISION OF CORPORATIONS
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9. Name and street address of Florida registered agent:

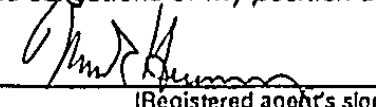
Name: CT Corporation System

Office Address: 1200 South Pine Island Road

Plantation, Florida, 33324
(Zip Code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


MARK HENNESSEY
(Registered agent's signature) ASSISTANT SECRETARY

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and addresses of officers and/or directors:

A. DIRECTORS

Chairman: _____

Address: _____

Vice Chairman: _____

Address: _____

Director: Victor A. Hughes

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

Director: James C. Teagle

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

B. OFFICERS

President: Victor A. Hughes

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

Senior Vice President: James C. Teagle

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

Vice President
and Secretary: W. Lawrence Jenkins

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

Treasurer: James L. Stephens

Address: c/o Koger Equity, Inc.

3986 Boulevard Center Drive

Jacksonville, FL 32207

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors. See attached addendum.

13.  6/21/95
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. James C. Teagle, Senior Vice President
(Typed or printed name and capacity of person signing application)

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ADDENDUM

12.A. DIRECTORS

Director: W. Lawrence Jenkins
c/o Koger Equity, Inc.
Address: 3986 Boulevard Center Drive
Jacksonville, FL 32207

12.B. OFFICERS

Assistant Secretary: William H. Harwell
c/o Koger Equity, Inc.
Address: 3700 National Drive, Suite 100
Raleigh, NC 27612

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State of Delaware
Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "KOGER REALTY SERVICES, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF JUNE, A.D. 1995.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE NOT BEEN ASSESSED TO DATE.

SECRETARIAT OF STATE
DIVISION OF REVENUE
95 JUN 23 PM 1:29



Edward J. Freel

Edward J. Freel, Secretary of State

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950138184

7547530

AUTHENTICATION:

06-21-95

DATE: