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August 14, 2000

Corporate Records Bureau

Division of Corporations

P.O. Box 6327

Tallahassee, FL 32301

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*****78.75 *****78.75

RE: JACKSONVILLE PROPERTIES DEVELOPMENT, INC.

Dear Sir:

Enclosed herewith please find two copies of the Articles of Incorporation for the above Corporation for filing with your office. Also enclosed is our client's check in the sum of \$78.75 to cover filing fees, etc.

Very truly yours,

Elizabeth Tullos

Elizabeth Tullos

Legal Assistant

et

Enclosures

624

W00-20667

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
00 AUG 30 PM 2:52

ga 8/30/00



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

August 22, 2000

ALAN F. GONZALEZ, ESQUIRE
1602 WEST SLIGH AVENUE
SUITE 300
TAMPA, FL 33604-5809

SUBJECT: JACKSONVILLE PROPERTIES DEVELOPMENT, INC.
Ref. Number: W00000020667

We have received your document for JACKSONVILLE PROPERTIES DEVELOPMENT, INC.. However, the document has not been filed and is being returned for the following:

The document must have original signatures.

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) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 400A00045052

*Top Copy -
extra white paper
is original
& contains original
signature.*

*Elizabeth Jullos
Legal Assistant
8/25/00*

**ARTICLES OF INCORPORATION
OF
JACKSONVILLE PROPERTIES DEVELOPMENT, INC.**

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DIVISION OF CORPORATIONS

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THE UNDERSIGNED subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a Corporation under the Laws of the State of Florida, specifically Chapter 607, F.S.

ARTICLE I. NAME

The name of the corporation shall be:
Jacksonville Properties Development, Inc.

ARTICLE II. PRINCIPAL OFFICE

The principal place of business of this Corporation shall be:
3712 Obispo St. W.
Tampa, FL 33629

ARTICLE III. SHARES

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV. INITIAL REGISTERED AGENT AND STREET ADDRESS

The name of the initial Registered Agent of the Corporation shall be David L. Nevius, and the street address for the Registered Agent of the Corporation shall be 3712 Obispo St. W., Tampa, FL 33629

ARTICLE V. INCORPORATORS

The name and addresses of the Incorporators to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES OF COMMON STOCK ISSUED</u>	<u>CONSIDERATION</u>
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David L. Nevius, 3712 Obispo St. W. Tampa, FL 33629	50	\$50.00
Susan Nevius, 3712 Obispo St. W. Tampa, FL 33629	50	\$50.00
Anthony J. D'Amico, 7830 Capitano St. Riverview, FL 33569	50	\$50.00
Cathleen C. D'Amico, 7830 Capitano St. Riverview, FL 33569	50	\$50.00

ARTICLE VI. OFFICERS

The names and addresses of the initial officers of the Corporation who shall hold office for the first year of the Corporation, or until their successors are elected or appointed, are:

<u>OFFICE</u>	<u>OFFICER</u>	<u>ADDRESS</u>
President	David L. Nevius,	3712 Obispo St. W., Tampa, FL 33629
Vice President	Anthony J. D'Amico,	7830 Capitano St. Riverview, FL 33569
Secretary	Cathleen C. D'Amico,	7830 Capitano St. Riverview, FL 33569
Treasurer	Susan Nevius,	3712 Obispo St. W., Tampa, FL 33629

ARTICLE VII. DIRECTORS

This Corporation shall have 2 directors initially. The names and addresses of the initial members of the Board of Directors are:

<u>DIRECTOR</u>	<u>ADDRESS</u>
David L. Nevius,	3712 Obispo St. W., Tampa, FL 33629
Anthony J. D'Amico,	7830 Capitano St. Riverview, FL 33569

ARTICLE VIII. NATURE OF BUSINESS

This Corporation may engage in, or transact, any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other

Statè, Country, Territory or Nation. The specific purpose of this Corporation shall be development and rental of commercial property.

ARTICLE IX. TERM OF EXISTENCE

This Corporation is to exist perpetually.

ARTICLE X. 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/she already holds, shall have the right to purchase his/her pro-rata share thereof at the price at which it is offered to others.

ARTICLE XI. SECTION 1244 PROVISION

The stock of this Corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

ARTICLE XII. BY-LAWS

The initial directors shall submit the proposed by-laws to the shareholders at a meeting to be held for that purpose not more than thirty (30) days following the issuance of the Certificate of Incorporation. Following the adoption of by-laws by unanimous vote of the shareholders, the internal affairs of the Corporation are to be regulated and managed in accordance with such by-laws.

ARTICLE XIII. TAX STATUS OF CORPORATION

It is the intent of the undersigned subscribed that the Corporation shall be treated as a subchapter S corporation for federal tax purposes.

ARTICLE XIV. NON-REGISTRATION AS SECURITY

The shares of common stock to be issued to subscriber(s) are not registered under state or federal securities laws. The subscriber(s) represent that it is the intent of the

Corporation that the shares of common stock issued comply with the applicable private placement exemptions from registration under federal and state law. All stock certificates issued shall bear the legend:

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 IN RELIANCE UPON AN EXEMPTION PROVIDED IN THAT ACT AND MAY NOT BE OFFERED, SOLD OR TRANSFERRED UNTIL THEY HAVE BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR, UNLESS IN THE OPINION OF COUNSEL FOR THE ISSUER, REGISTRATION IS NOT REQUIRED UNDER THAT ACT.

The Corporation shall only issue shares to individuals that comply with the private placement rules, i.e., Federal Securities Act §4(2) and §517.061, F.S., and agree:

1. That no offer or sale of stock shall be made to a non-resident of the State of Florida;
2. That no offer or sale of stock shall be made to more than 35 purchasers for a period in excess of 12 months;
3. That no general solicitations or advertisements of an offer or sale of stock shall occur in Florida or any other state;
4. That before any sale of stock, each purchaser shall be given reasonable access to full and fair disclosure of all material information concerning the corporation;
5. That no person shall be paid a commission for the sale of stock or otherwise receive compensation for the sale of stock; and
6. That if sales are made to five or more persons in Florida, the purchasers shall be given a three (3) day right of rescission in accordance with §517.06(11)(a)(5).

The undersigned incorporators acknowledge they have been provided access to all material books and records of the Corporation for review, to all material contracts and documents relating to this private offering and have had an opportunity to question all appropriate officers of the Corporation concerning the private offering.

The Undersigned incorporators agree that they are purchasing their shares for investment and not with the intent to re-sell or distribute shares to the public. In the event that incorporators wish to sell their shares in the future, such sale must qualify and satisfy all federal and state private placement exemptions.

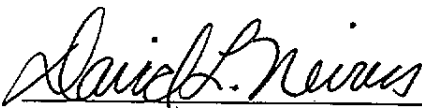
ARTICLE IV. AMENDMENT

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.

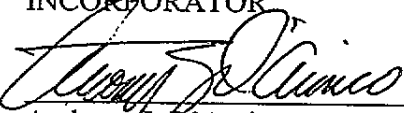
ARTICLE XVI. INFORMAL SHAREHOLDERS ACTION

The holders of not less than a majority of the issued and outstanding shares of the voting stock of the Corporation may act by written agreement without a meeting, as provided in §607.0704, F.S. and the By-laws.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 9th day of AUGUST, 2000.



David L. Nevius
INCORPORATOR



Anthony J. D'Amico
INCORPORATOR

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above state 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.

David L. Nevius

David L. Nevius
REGISTERED AGENT

MSW2000.FRM 101

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