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RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 855829 41001A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 78.75

ORDER DATE : October 6, 2000

ORDER TIME : 12:21 PM

ORDER NO. : 855829-025

CUSTOMER NO: 41001A

CUSTOMER: Ms. Susan Whitlatch
The St. Joe Company

Suite 400, Dupont Center
1650 Prudential Drive
Jacksonville, FL 32207

100003417301--2

DOMESTIC FILING

NAME: SOUTHWOOD REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 1165
EXAMINER'S INITIALS:

2544
W000-24330

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

00 OCT -6 PM 12:59

g 10/9/00



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
00 OCT -6 PM 2:56

October 6, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

RESUBMIT
Please give original
submitted this copy

SUBJECT: SOUTHWOOD REALTY, INC.
Ref. Number: W00000024330

We have received your document for SOUTHWOOD REALTY, INC. and the authorization to debit your account in the amount of \$78.75. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name 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) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 200A00053099

RECEIVED
00 OCT -9 PM 12:57
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

EFFECTIVE DATE

10/4/00

ARTICLES OF INCORPORATION

OF

SOUTHWOOD REAL ESTATE COMPANY

FILED
SECRETARY OF STATE
CORPORATIONS

00 OCT -6 PM 2:56

Pursuant to the requirements set forth within Chapter 607 of the Florida Business Corporation Act, the undersigned, being a natural person, does hereby act as the incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of the corporation (hereinafter referred to as the "Company") shall be SOUTHWOOD REAL ESTATE COMPANY.

ARTICLE II

The existence of the Company shall begin on the date of acknowledgment of these articles of incorporation and shall have perpetual existence.

ARTICLE III

The street address of the principal office of the Company is 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207.

ARTICLE IV

The Company is authorized to issue 10,000 shares, all of which shall be Common Shares having a no par value. All Common Shares shall be identical with each other in every respect and the holders of Common Shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

ARTICLE V

The initial street address of the Company's registered office is 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207. The initial registered agent for the Company at that address is Lawrence Paine.

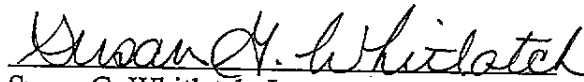
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CLERK OF STATE
DIVISION OF CORPORATIONS

ARTICLE VI

00 OCT -6 PM 2:56

The name and street address of the person signing these articles of incorporation is Susan G. Whitlatch, 1650 Prudential Drive, Suite 400, Jacksonville, Florida 32207.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 4th day of October, 2000.


Susan G. Whitlatch, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Southwood Real Estate Company at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to Section 607.0501(3), Florida Statutes.

Date: October 4, 2000


Lawrence Paine