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Florida Incorporators, Inc.

Mark S. Hankins
President
1221 Brickell Avenue, Suite 900
Miami, Florida 33131

December 4, 2000

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

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-12/08/00--01009--011
*****78.75 *****78.75

RE: First Class Realty, Inc.

Dear Corporate Specialist:

Enclosed is an original and one (1) copy of the Articles of Incorporation for the above-referenced corporation, and funds of \$78.75 representing the filing fee for same.

Please do not hesitate to contact the undersigned if there are any questions or concerns.

Sincerely,

Mark Hankins
President

FILED
00 DEC -7 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12-12

Articles Of Incorporation
Of
FIRST CLASS REALTY, INC.

FILED
00 DEC -7 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, ACTING AS INCORPORATOR OF A CORPORATION UNDER THE FLORIDA BUSINESS CORPORATION ACT, ADOPTS THE FOLLOWING ARTICLES OF INCORPORATION:

FIRST: The name of the corporation is FIRST CLASS REALTY, INC.

SECOND: The period of its duration is perpetual.

THIRD: The date and time of the commencement of the corporate existence shall be the date of the filing of these Articles by the Department of State.

FOURTH: The purpose or purposes for which the corporation is organized is to engage in the transaction of any or all lawful business for which the corporation may be incorporated under the provisions of the Florida Business Corporation Act.

FIFTH: The aggregate number of shares which the corporation shall have authority to issue is ONE THOUSAND (1,000) SHARES of capital stock, \$.001 par value each.

SIXTH: The number of directors constituting the initial Board of Directors of the corporation is TWO (2) and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are:

Daniel A Gurzi
809 Brookstone Ct
Jacksonville FL 32259

Jamie Frederick
12851 Mistletoe PL
Jacksonville FL 32246

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00 DEC -7 PM 2:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SEVENTH: The name and address of the incorporator is:

MARK HANKINS
1221 BRICKELL AVE. STE. 900
MIAMI, FL 33131

EIGHTH: The name and address of the initial registered agent and the initial registered office is:

FLORIDA INCORPORATORS, INC.
1221 BRICKELL AVE. STE. 900
MIAMI, FL 33131

NINTH: The mailing address and principal office of the corporation is:

FIRST CLASS REALTY, INC.
855-3 SAINT JOHNS BLUFF RD SUITE 202
JACKSONVILLE, FL 32225

DATED: December 4, 2000

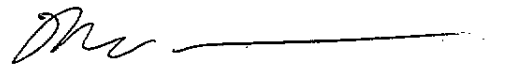


MARK HANKINS
Incorporator

ACCEPTANCE OF REGISTERED AGENT

I hereby am familiar with and accept the duties and responsibilities as registered agent of the corporation.

Florida Incorporators, Inc.



By: Mark Hankins, President