

P 02000014/86
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February 1, 2002

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

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

Re: Incorporation of RiverCity Real-Estate Investments, Inc.
A Florida Corporation

EFFECTIVE DATE

02/01/02


Dear Madam/Sir:

Enclosed for filing are an original and one copy of Articles of Incorporation of RiverCity Real-Estate Investments, Inc., a Florida corporation. Also enclosed is a check for \$78.75 to cover the following fees:

Filing Fees	\$	35.00
Certified Copy		8.75
Registered Agent Designation		35.00
Total Fees	\$	78.75

Please file the original Articles of Incorporation and forward a certified copy to our offices.

Very truly yours,


David H. Peek

DHP/bkb
Enclosures
/126198

cc: Mr. Brian E. Watson

FILED
02 FEB -4 PM 3:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PS
2/7/02

FILED

02 FEB -4 PM 3: 04

ARTICLES OF INCORPORATION

OF

RiverCity Real-Estate Investments, Inc.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EFFECTIVE DATE

02/01/02

The undersigned, for the purpose of forming a corporation for profit under the laws of Florida, adopts the following Articles of Incorporation.

ARTICLE I

Name and Place of Business

Section 1.1 Name and Place of Business. The name of this corporation is RiverCity Real-Estate Investments, Inc. with its principal place of business at 4578 San Jose Boulevard, Jacksonville, Florida, 32207.

ARTICLE II

Duration

Section 2.1 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of Florida within five days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE III

Purposes

Section 3.1 Purposes. This corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV

Capital Stock

Section 4.1 Authorized Capital. The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is 100,000 shares of voting common stock having a par value of \$0.01 per share.

Section 4.2 Restrictions on Transfer of Stock. The shareholders may, by agreement or bylaw provision, impose such restrictions on the sale, transfer, or encumbrance of the stock of this corporation as is deemed necessary.

Section 4.3 Pre-emptive Rights. Each shareholder shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this corporation that may, from time to time, be issued (whether or not presently authorized), including shares from the treasury of this corporation, in the ratio that the number of shares he or she holds at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares pre-empted within thirty days of receiving notice in writing from the corporation, stating the prices, terms and conditions of the new issue of shares, and inviting the shareholder to exercise his or her pre-emptive rights. This right may also be waived by written waiver submitted by the shareholder to the corporation within thirty days of receiving said notice from the corporation.

Section 4.4 Issuance of Stock. No capital stock of this corporation shall be issued without the unanimous written consent of the directors, with such consent stating the price and terms to be paid for such stock.

ARTICLE V

Initial Registered Office and Agent

Section 5.1 Name and Address. The street address of the initial registered office of this corporation is 1301 Riverplace Boulevard, Suite 1609, Jacksonville, Florida, 32207, and the name of the initial registered agent of this corporation at that address is David H. Peek.

ARTICLE VI

Directors

Section 6.1 Number. This corporation shall have four (4) directors initially. The number of directors may be increased or diminished from time to time by the bylaws, but shall never be less than one, or more than ten.

Section 6.2 Initial Directors. The name and street address of the members of the first board of directors of the corporation are:

<u>Name</u>	<u>Address</u>
Brian E. Watson	7751 Lisa Drive Jacksonville, Florida 32217
Jason C. Watson	4578 San Jose Boulevard Jacksonville, Florida 32207
Stephen A. Watson	4372 Tradewinds Drive Jacksonville, Florida 32250
Gladys E. McCord	4372 Tradewinds Drive Jacksonville, Florida 32250

Section 6.3 Indemnification. The corporation shall indemnify directors and officers to the full extent permitted by law.

ARTICLE VII

Bylaws

Section 7.1 Bylaws. The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the shareholders or the board of directors, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

ARTICLE VIII

Incorporation

Section 8.1 Name and Address. The name and street address of the incorporator of this corporation are:

Name

David H. Peek

Address

1301 Riverplace Boulevard -- Suite 1609
Jacksonville, Florida 32207

IN WITNESS WHEREOF, the incorporator has executed these Articles the 1st day of February, 2002.




DAVID H. PEEK

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of February, 2002, by DAVID H. PEEK, who is personally known to me or has produced the identification referenced below and who did not take an oath.



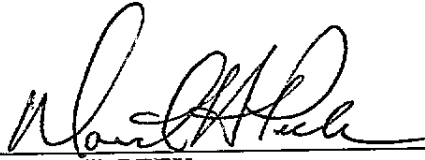
B. KAYE BARNAUSKAS
COMMISSION # CC 787820
EXPIRES JAN. 12, 2003
BONDED THRU
ATLANTIC BONDING CO., INC.



Print: B. KAYE BARNAUSKAS
Notary Public, State and County Aforesaid
Commission No. _____
My Commission Expires: _____
PERSONALLY KNOWN
Type of Identification

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



DAVID H. PEEK

Dated: February 1, 2002

FILED
02 FEB -4 PM 3:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA