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To:

Division of Corporations
Fax Number : (850)205-0381

From:

Account Name : BROAD AND CASSEL (BOCA RATON)
Account Number : 076376001555
Phone : (561)483-7000
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FLORIDA PROFIT CORPORATION OR P.A.

West Railroad Avenue Equity Corporation

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

03 MAR -7 AM 7:45

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3-10-03

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
WEST RAILROAD AVENUE EQUITY CORPORATION**

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I.

The name and initial address of this Corporation shall be: WEST RAILROAD AVENUE EQUITY CORPORATION, 3333 North Federal Highway, Suite 3, Boca Raton, Florida 33431, with the privilege of having its offices and branch offices at other places within or without the State of Florida.

ARTICLE II.

Notwithstanding any provision hereof to the contrary, the following shall govern: The nature of the business and of the purposes to be conducted and promoted by the Corporation is to engage solely in the activity of acting as a general partner of West Railroad Avenue Limited Partnership, a Florida limited partnership (the "Partnership"). The Corporation shall exercise all powers enumerated in the Florida Business Corporation Act necessary or convenient to the conduct, promotion or attainment of the business or purposes otherwise set forth herein.

ARTICLE III.

The capital stock authorized, the par value thereof, and the characteristics of such stock are as follows:

NUMBER OF SHARES AUTHORIZED	PAR VALUE PER SHARE	CLASS OF STOCK
1,000	\$01	Common

The consideration for all of the said stock shall be payable in cash, property, real or personal, labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this Corporation.

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ARTICLE IV.

This Corporation shall commence its existence immediately upon the execution of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE V.

The initial registered office of this Corporation is 3333 North Federal Highway, Suite 3, Boca Raton, Florida 33431. The initial registered agent at that address is John A. Grant, Jr.

ARTICLE VI.

The Corporation shall have one director initially. The name and address of the first director of the Corporation, who shall hold office for the first year or until his successor(s) is duly elected and qualified, is:

John A. Grant, Jr.

3333 North Federal Highway, Suite 3
Boca Raton, Florida 33431

ARTICLE VII.

The name and address of the Incorporator is: John A. Grant, Jr., 3333 North Federal Highway, Suite 3, Boca Raton, Florida 33431.

ARTICLE VIII.

No contract or other transaction between this Corporation and any other corporation, and no act of this Corporation, shall in any way be affected or invalidated by the fact that any of the directors of this Corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this Corporation who is also a director or an officer of such other corporation, or who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Corporation which shall authorize any such contract or transaction with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

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ARTICLE IX.

The private property of the shareholders shall not be subject to payment of the corporate debts to any extent.

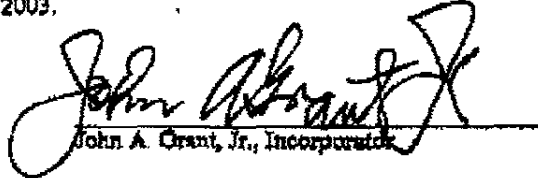
ARTICLE X.

This Corporation may indemnify and insure its officers and directors to the fullest extent permitted by law.

ARTICLE XI.

This Corporation expressly elects not to be governed by either Section 607.0901 or Section 607.0902 of the Florida Business Corporation Act, as each may be amended from time to time, which sections relate to affiliated transactions and control share acquisitions.

IN WITNESS WHEREOF, I, the undersigned, being the Incorporator hereinbefore named, for the purpose of forming a Corporation to do business both within and without the State of Florida, under the laws of Florida, make and file these Articles of Incorporation hereby declaring and certifying that the facts herein stated are true, and hereunto set my hand and seal this 27 day of March, 2003.


John A. Grant, Jr., Incorporator

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MAR 06 '03 05:17PM BROAD AND CASSEL

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICES OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of the State of Florida, the following is submitted:

First - That, WEST RAILROAD AVENUE EQUITY CORPORATION
desiring to organize under the laws of the State of Florida, has designated 3333 North
Federal Highway, Suite 3, Boca Raton, Florida 33431 as the place of business for the
service of process within this state.

Second - That the above corporation has named John A. Grant, Jr. as its
statutory registered agent.

Having been named the statutory agent of the above Corporation at the place
designated in this Certificate, I hereby accept the same and agree to act in this capacity, and
agree to comply with the provisions of Florida law relative to keeping the registered office
open.

Dated this 03 day of March, 2003.


John A. Grant, Jr.,
Registered Agent

100693

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