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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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Downtown Management Realty Inc.

☒ Art of Inc. File _____

____ LTD Partnership File _____

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____ Driving Record _____

____ UCC 1 or 3 File _____

____ UCC 11 Search _____

____ UCC 11 Retrieval _____

____ Courier _____

Signature _____

Requested by: _____

Name _____

Date

7/23/03

Time

10:15

Walk-In _____

Will Pick Up _____

Articles of Incorporation
of

FILED
03 JUL 23 PM 2:1
SECRETARY OF STA
TALLAHASSEE FLOR

DOWNTOWN MANAGEMENT REALTY, INC.

The undersigned desiring to form a corporation for the purposes hereinafter stated under and pursuant to the laws of the State of Florida, does hereby declare as follows:

ARTICLE I.

NAME

The name of the corporation shall be DOWNTOWN MANAGEMENT REALTY, INC.

ARTICLE II.

BUSINESS AND PURPOSE

The nature of the business which may be transacted by the corporation is as follows:

This corporation may engage in any activity or business permitted under the laws of the State of Florida, and shall enjoy all the rights and privileges of a corporation granted by the laws of the State of Florida.

ARTICLE III.

STOCK

The maximum number of shares of stock which this corporation is authorized to have outstanding at any time shall be one hundred (100) shares of common stock having one dollar (\$1.00) par value per share.

ARTICLE IV.

TERM OF EXISTENCE

This Corporation shall have a perpetual existence unless sooner dissolved according to law.

ARTICLE V.

PRINCIPAL OFFICE

The principal office or place of business of the corporation shall be located at Suite 11, 1649 Forum Place, West Palm Beach, Florida 33401, with the privilege of having its offices and branch offices at other places within or without the State of Florida.

ARTICLE VI.

REGISTERED OFFICE AND REGISTERED AGENT

The Registered Agent of this Corporation shall be WILLIAM G. SHOESTALL, a resident of Palm Beach County, Florida. The registered office of the Corporation shall be located at 828 Squire Drive, West Palm Beach, Florida 33414.

ARTICLE VII.

BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a Board of Directors whose number and qualifications shall be fixed by the Bylaws. The number of Directors may be increased from time to time.

ARTICLE VIII.

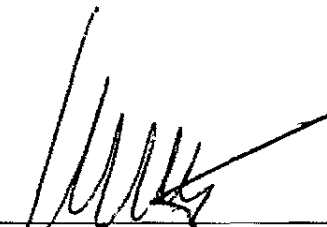
INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

WILLIAM G. SHOFSTALL

828 Squire Drive
West Palm Beach, Florida 33414

IN WITNESS WHEREOF, I have made, subscribed, and acknowledged these Articles of Incorporation on this 22 day of July, 2003.



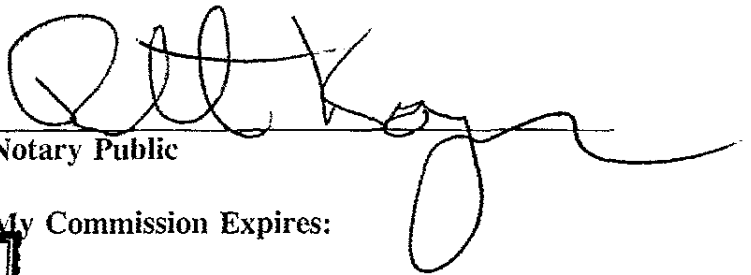
WILLIAM G. SHOFSTALL (SEAL)

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

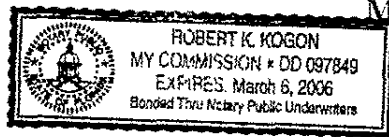
ON THIS DAY, BEFORE ME, an officer duly authorized to administer oaths and take acknowledgments in the County and State aforesaid, personally appeared WILLIAM G. SHOFSTALL, to me well known to be the incorporator described in and who executed the foregoing Articles of Incorporation of DOWNTOWN MANAGEMENT REALTY, INC., and who acknowledged that he executed the same as such incorporator for the purposes therein expressed.

WITNESS my hand and official seal in the City of West Palm Beach, Palm Beach County, Florida, on this 22nd day of July, 2003.

(SEAL)



Notary Public
My Commission Expires:

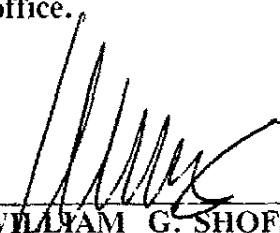


**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, DOWNTOWN MANAGEMENT REALTY, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation in the City of West Palm Beach, State of Florida, has named WILLIAM G. SHOFSTALL, located at 828 Squire Drive, West Palm Beach, Florida, 33414, as its agent to accept service of process within this State.

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.



WILLIAM G. SHOFSTALL
REGISTERED AGENT

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