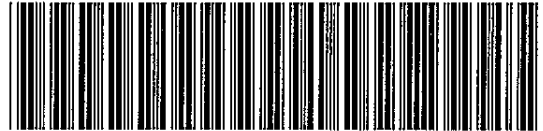


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- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
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ARTICLES OF INCORPORATION

FOR

DICKINSON REALTY GROUP, INC.

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SEC. OF STATE
TALLAHASSEE, FLORIDA

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The undersigned, desiring to form a corporation under and by virtue of the laws of the State of Florida providing for the formation, liability, rights, privileges and immunities of a corporation for profit, states as follows:

ARTICLE I

Name and Address of Corporation

The name of this corporation shall be DICKINSON REALTY GROUP, INC., and the principal business and mailing address is 60 North Roscoe Boulevard, Ponte Vedra, Florida 32082.

ARTICLE II

Objects and Purposes of Corporation

The objects and purposes of the corporation and the general nature of the business to be transacted shall be:

1. To engage in any lawful businesses permitted or allowed under the Florida General Corporation Act.
2. To make and enter into all contracts necessary and proper for the conduct of business or businesses.
3. To borrow money from any person, firm, or corporation; to issue bonds, mortgages, or obligations of this corporation from time to time for any of the objects or purposes of the corporation; and to secure same by mortgage, pledge or by any other lawful means.
4. To have offices, conduct its business and promote its objects within or without the State of Florida, in other states, the District of Columbia, the territories and possessions of the United States, and in foreign countries without restriction as to place or amount.
5. To do any and all things necessary, suitable and proper for the accomplishment of any of its objects or for the exercise of any of the powers set forth above,

whether herein specified or not, either alone or in connection with other firms, individuals, corporations, whether in the State of Florida, or throughout the United States, or where, and to do any other act or acts, thing or things incidental or pertinent to or connected with the businesses hereinbefore described, or any part or parts thereof, if not inconsistent with the laws of the State of Florida.

6. In general, this corporation shall have and exercise all the powers conferred by the laws of the State of Florida upon corporations for profit. It is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner such general powers.

ARTICLE III Term of Existence

The corporation shall have perpetual existence.

ARTICLE IV Designation of Registered Agent and Acceptance

The name of the initial registered agent of this corporation is Lynda B. Dickinson, the address of the initial registered office of this corporation shall be 60 North Roscoe Boulevard, Ponte Vedra, Florida 32082.

The undersigned is familiar with, and accepts, the obligations attendant upon his appointment as registered agent of the corporation.

ARTICLE V Capital Stock

The capital stock of the corporation shall consist of 500 shares of common stock with a par value of \$1.00 per share.

ARTICLE VI Board of Directors

The business of the corporation shall be conducted by a board of at least one director. The name and post office address of the initial director of the corporation is Lynda B. Dickinson, 60 North Roscoe Boulevard, Ponte Vedra, Florida 32082.

The director named above shall hold office for the first year of the existence of the

corporation or until his or her successors are elected and have qualified.

**ARTICLE VII
Initial Capital**

The amount of capital with which the corporation shall begin business is \$500.00.

**ARTICLE VIII
Corporate Officers**

The officers of the corporation shall be a President, one or more Vice-Presidents, a Secretary and a Treasurer. The number of Vice-Presidents may be fixed and determined by the Board of Directors from time to time. Until the first meeting of the Board of Directors until their successors are elected and have qualified the following shall be the officers of the corporation:

President:	Lynda B. Dickinson 60 North Roscoe Boulevard Ponte Vedra, Florida 32082.
Vice-President:	Vacant
Secretary/ Treasurer	Vacant

**ARTICLE IX
Identity of Incorporator; Pre-emptive Rights**

The name and address of the incorporator is Lynda B. Dickinson, 60 North Roscoe Boulevard, Ponte Vedra, Florida 32082.

Every shareholder of the corporation, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE X
Annual Meeting of Shareholders**

1. The annual meeting of the shareholders shall be held on the first Monday of January of each year, or at such other time as may be fixed by the By-Laws, at which time

1 Board of Directors shall be elected and such other business as may properly come
1 re the meeting may be considered and transacted.

2. The officers of the corporation shall be elected annually by the Board of Directors
meeting of the Board to be held annually following the annual Shareholders' meeting.

3. The time, place and manner of calling meetings of the shareholders or directors
1 be fixed by the By-Laws of the corporation. The Board of Directors may provide for
1 election of and prescribe the duties of such other officers and agents as the Board may
1 n advisable and proper, and may take such action not inconsistent with the Articles of
1 rporation, and the By-Laws of the corporation and the laws of the State of Florida, as
1 Board may deem advisable for the conduct and operation of the business of the
1 oration.

4. The Board of Directors shall appoint a resident agent as required by the State of
1 ida.

ARTICLE XI Commencement of Corporate Existence

In accordance with Section 607.167, Florida Statutes, the date when corporate
existence shall commence is as of the date of filing these Articles of Incorporation with the
Secretary of State.

ARTICLE XII Limits of Liability

The highest amount of liability to which this corporation can, at any time, subject
i f, shall be unlimited.

A special meeting of the incorporator and his or her assigns shall be held, upon the
c of the President, for the purpose of completing the organization of the corporation and
a option of the By-Laws and the transaction of such other business as may be desired.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Ponte Vedra,
1 ida, on March 19, 2004.


Lynda B. Dickinson

STATE OF ST. JOHNS Florida *jc*
COUNTY OF ORANGE St. Johns *jc*

BEFORE ME, the undersigned authority, personally appeared LYNDA B. KINSON who is to me well known and known by me to be the person described in who signed the foregoing Articles of Incorporation, or who produced a valid Florida Driver's License as proof of his or her identity, and who acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal on March 19, 2004.



Jean S. Cowell
MY COMMISSION # DD217657 EXPIRES
May 29, 2007
BONDED THROUGH TROY FAIN INSURANCE, INC.

Jean S. Cowell
Notary Public

My commission expires: *May 29, 2007*

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