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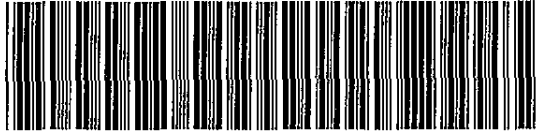
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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DEPARTMENT OF STATE  
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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA



UCC FILING & SEARCH SERVICES, INC.  
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April 9, 2004

**CORPORATION NAME (S) AND DOCUMENT NUMBER (S):**

J & R of DeLand, Inc.

**Filing Evidence**

- Plain/Confirmation Copy
- Certified Copy

**Retrieval Request**

- Photocopy
- Certified Copy

**Type of Document**

- Certificate of Status
- Certificate of Good Standing
- Articles Only
- All Charter Documents to Include Articles & Amendments
- Fictitious Name Certificate
- Other

NEW FILINGS	
X	Profit
	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

ARTICLES OF INCORPORATION  
OF  
J & R LAND OF DeLAND, INC.

2004 APR -9 A 11: 30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

The undersigned subscribers to these Articles of Incorporation, being natural persons competent to contract, hereby form a corporation under the laws of the State of Florida.

ARTICLE I

Name

The name of the corporation shall be J & R LAND OF DeLAND, INC.

ARTICLE II

Existence

This corporation shall have perpetual existence.

ARTICLE III

Nature of Business

The general nature of the business to be transacted by this corporation shall be the powers inherent mentioned in Section 607.011 of the Florida Statutes, and in addition thereto, it shall have the following powers:

(a) To engage in any activity or business permitted under the laws of the United States and of this state, including

but not limited to, real estate development.

(b) To the same extent as natural persons might or could do, to purchase or otherwise acquire, and to hold, own, maintain, work, develop, sell, lease, exchange, hire, convey, mortgage or otherwise dispose of and deal in, lands, leaseholds, and any interest, estate and rights in real property, and any personal or mixed property, and any franchises, rights, licenses or privileges necessary, convenient or appropriate for any of the purposes herein expressed.

(c) To purchase, hold, sell and re-issue the shares of its own capital stock.

(d) To manufacture, purchase or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer or otherwise to dispose of, and to invest in, deal in and with, goods, wares, merchandise, real and personal property, and services of every class, kind and description, now or hereafter permitted by law.

(e) To conduct business in, have one or more offices in and to buy, hold, mortgage, sell, convey, lease or otherwise to dispose of real and personal property, including franchises, patents, copyrights, trademarks and licenses in the State of Florida and in all other states and countries.

(f) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes or other evidences of indebtedness, and to execute such mortgages, transfers of corporate indebtedness as required.

(g) To buy, lease or otherwise acquire, so far as may be permitted by law, as a whole or any part of, the business or goodwill assets of any firm, person, association or corporation and engage in the same or other character of business. To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of or any bonds, securities or other evidences of indebtedness created by any other corporation of the State of Florida, or any other state or government, and while owner of such stock, to exercise all rights, powers and privileges of ownership, including the right to vote such stock.

(h) To exercise all the powers now granted to this type of corporation under Florida law and all powers subsequently authorized or granted by law to private corporations, and in general to carry on any lawful business necessary or incidental to the attainment of the objectives enumerated in these Articles of Incorporation, or any amendments thereof, or necessary or incidental to the protection or benefit of this corporation.

(i) The foregoing clauses shall be construed both as objects and powers, and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of this corporation, and this corporation shall have the right to engage in and carry on any business not specifically prohibited corporations of this class and character by the laws of the State of Florida.

ARTICLE IV

Capital Stock

The maximum number of shares of capital stock that this corporation is authorized to have outstanding at any one time is 2 shares of common stock, having no par value. Each share of stock shall be entitled to one vote, non-cumulative, and shall be subject to such restrictions of transfer thereof as may be hereafter adopted by the shareholders and included in the By-Laws of this corporation.

ARTICLE V

Initial Capital

The amount of capital with which this corporation shall begin business shall not be less than Five Hundred Dollars (\$500.00).

ARTICLE VI

Location of Business Office, Registered Office and Registered Agent

The business office of this corporation shall be located at 2117 Myra Street, Jacksonville, Florida 32204, and its mailing address shall be the same. The registered office of this corporation shall be located at 2117 Myra Street, Jacksonville, Florida 32204, and the Registered Agent of the corporation shall be Joque Soskis.

ARTICLE VII

Directors

This corporation shall have two (2) directors initially, and

there shall never be more than three (3) directors. The following are the names and addresses of the initial directors.

Joque Soskis  
2117 Myra Street  
Jacksonville, FL 32204

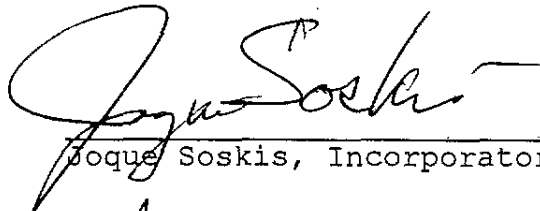
Jon E. Soskis  
270 Small Pond Road  
Havana, FL 32333

ARTICLE VIII

Amendments to Articles

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders' meeting by a majority of the stock entitled to vote thereon, unless all of the directors and all of the stockholders, by written statement, manifest their intentions that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8th day of April, 2004.

  
\_\_\_\_\_  
Joque Soskis, Incorporator (SEAL)

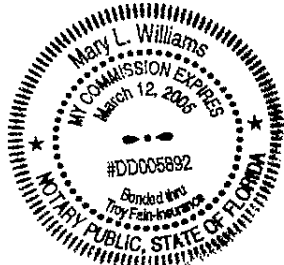
  
\_\_\_\_\_  
Jon E. Soskis, Incorporator (SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

Personally appeared before me, JOQUE SOSKIS, who has produced Florida Drivers License as identification, to

me well known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he signed, sealed and acknowledged the same at the time, place and in the manner and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal this 5th day of April, 2004.

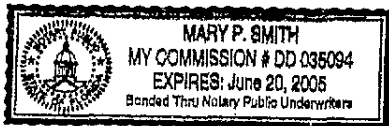


Mary L. Williams  
Print Name: Mary L. Williams  
Notary Public, State of Florida  
My Commission Expires: 3-12-05  
Commission Number: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Dade

Personally appeared before me, JON E. SOSKIS, who has produced FDV # 5220-425-49-332-0 as identification, to me well known to be the person described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he signed, sealed and acknowledged the same at the time, place and in the manner and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal this 8th day of April, 2004.



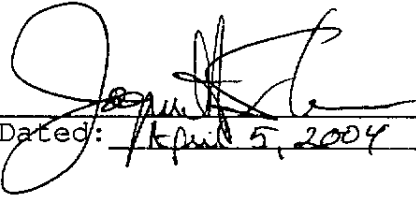
Mary P. Smith  
Print Name: Mary P. Smith  
Notary Public, State of Florida  
My Commission Expires: 6/20/05  
Commission Number: \_\_\_\_\_

ACCEPTANCE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

I, the undersigned person, having been named as registered agent and to accept service of process for the above corporation at the place designated in this statement hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all



statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

  
Dated: April 5, 2004

**FILED**  
2004 APR -9 A 11: 30  
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TALLAHASSEE, FLORIDA