

William T. Robinson
Certified Public Accountant

8222 Wiles Road, Suite 247
Coral Springs, Florida 33067

(305) 752-8152

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May 15, 1995

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State of Florida
Division of Corporations
409 E Gaines Street
Tallahassee, Florida 32314

Re: Articles of Incorporation - Sawgrass Two, Inc.

Dear Sirs:

Enclosed please find executed Articles of Incorporation including Acceptance by Registered Agent for the above captioned entity. In addition, I have enclosed a check in the amount of one hundred twenty two dollars and fifty cents (\$122.50) for the appropriate filing fees.

Please forward the approved Articles and Charter number to the undersigned who is filing said Articles on behalf of Sawgrass Two, Inc.

Mail To: William T. Robinson, C.P.A.
8222 Wiles Road, Suite 247
Coral Springs, Florida 33067

Your courtesy and attention to this matter is appreciated in advance.

WTR
5/18/95

Very truly yours,

William T. Robinson
William T. Robinson
Certified Public Accountant

WTR:dr
Enclosures (2)

FILED
95 MAY 17 PM 12:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLES OF INCORPORATION

OF
Sawgrass Two, Inc.

95 MAY 17 PM 12:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person to contract, in order to form a corporation under the laws to the State of Florida, certifies the following:

ARTICLE I
NAME OF CORPORATION

The name of this corporation shall be Sawgrass Two, Inc.

ARTICLE II
NATURE OF BUSINESS

The corporation is being formed for real estate investment and development and any other lawful business under the laws of the United States and the State of Florida.

ARTICLE III
CAPITAL

The maximum number of shares of stock that this corporation is authorized to issue at any one time is one thousand five hundred (1,500) shares of common stock, each share having no par value. The consideration to be paid for each share shall be fixed by the Board of Directors. All of the stock of this Corporation shall be 1244 stock issued in accordance with section 1244 of the Internal Revenue Code of 1954.

ARTICLE IV
PRINCIPAL OFFICER

The initial street address of the principal office of this corporation is:
200 SW 172nd Avenue
Pembroke Pines, Florida 33029

The Board of Directors may, from time to time, move the principal office
to any other address in Florida.

ARTICLE V
INCORPORATION

The name of the incorporators of this corporation and their addresses
are:

<u>Name</u>	<u>Address</u>
Alan B. Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029
Danny Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029
James L. Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029

ARTICLE VI
INITIAL DIRECTORS

The name and street address of the initial Board of Directors, who,
subject to the provisions of the Certificate of Incorporation, the By-Laws of the
Corporation, and the laws of the State of Florida, shall hold office for the first
year of the Corporations existence or until their successors are elected and
have qualified are:

<u>Name</u>	<u>Address</u>
Alan B. Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029
Danny Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029
James L. Willard	200 SW 172nd Avenue, Pembroke Pines, Florida 33029

ARTICLE VII

These Articles of Incorporation shall be effective upon approval by the Secretary of State of the State of Florida and the Corporation shall have perpetual existence.

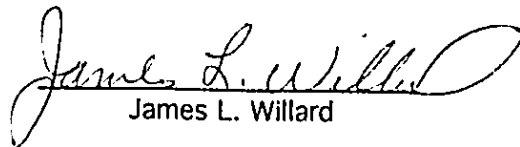
ARTICLE VIII

Certificate designation place of business or domicile for the services of process within this state, naming agent upon whom process may be service.

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

That Sawgrass Two, Inc. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Pembroke Pines, County of Broward, State of Florida has named James L. Willard located at 200 SW 172nd Avenue, Pembroke Pines, Florida 33029 as its agent to accept service of process within this state.

ACCEPTANCE BY REGISTERED AGENT: Having been named to accept service of process for the above stated corporation I hereby state I am familiar with and accept the duties and responsibilities as registered agent for said corporation.


James L. Willard

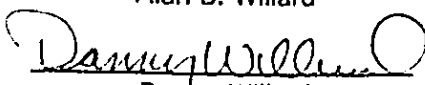
ARTICLE IX
AMENDMENTS

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 shareholders, and approved at a shareholders' meeting by a majority of the stock entitled to vote thereon, unless all of the Directors and all of the shareholders sign a written statement manifesting their intention that a certain Amendment to these Articles of Incorporation be made.

IN WITNESS WHEREOF the undersigned have made and subscribed to these Articles of Incorporation, at Fort Lauderdale, Florida, this 7th day of April, 1995 for the uses and purposes aforesaid.



Alan B. Willard



Danny Willard



James L. Willard

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that before me this day, personally appeared Danny Willard, Alan B. Willard and James L. Willard to me known and know to me to be the individuals described in and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State above set forth this 7th day of April, 1995.



NOTARY PUBLIC,

State of Florida at Large

My Commission Expires:



ELIZABETH KEITH
My Commission CC425259
Expires Dec. 07, 1998
Bonded by ANG
800-852-5478