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GONZALO R. ANDUX
ATTORNEY-AT-LAW

200 W. Forsyth Street • Suite 800
Jacksonville, Florida 32202

February 23, 1996

(004)355-0120
Fax (004)390-7001

Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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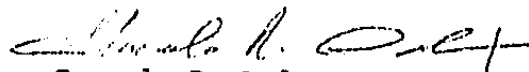
Gentlemen:

Enclosed please find the Articles of Incorporation of Lanson Properties, Inc., to be filed, together with a check for \$122.50 to cover the fees and expenses.

Please return the certified copy of the Articles to my attention.

Thanking you for your assistance in this matter, I remain,

Sincerely,


Gonzalo R. Andux

GRA/ga
Enclosures:

FEB 28 1996

FILED
96 FEB 26 AM 11:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LANSON PROPERTIES, INC.

FILED

96 FEB 26 AM 11:31

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber of these Articles of Incorporation, a natural person competent to contract, hereby subscribes and forms a corporation for profit under the laws of the State of Florida.

ARTICLE ONE: NAME.

The name of this corporation is: LANSON PROPERTIES, INC.

ARTICLE TWO: NATURE OF BUSINESS.

The general nature of the business to be transacted by this Corporation is to engaged in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE THREE: CAPITAL STOCK.

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is Ten Thousand (10,000) shares of common stock, each share having a par value of One and No/100 (\$1.00) Dollars, being subject to the following restriction of transfer: "Each stockholder of Lanson Properties, Inc., shall offer to the Corporation a Thirty (30) days first refusal option to buy the stock in the event that the stockholder decides to sell his corporate stock".

ARTICLE FOUR: INITIAL CAPITAL.

The initial capital with which this corporation shall begin business is One Thousand and No/100 (\$1,000.00) Dollars,

represented by One Thousand shares of common stock.

ARTICLE FIVE: TERM OF EXISTENCE.

This corporation shall have perpetual existence.

ARTICLE SIX: ADDRESS.

The initial address of the principal office of this corporation is 200 W. Forsyth Street, Suite 800, Jacksonville, Florida 32202. The Board of Directors may from time to time move the office of the Corporation to any place in Florida.

ARTICLE SEVEN: DIRECTORS.

This corporation shall have two (2) directors initially. The number of Directors may be either increased or diminished from time to time by the By-Laws of the Corporation, but shall never be less than one.

ARTICLE EIGHT: INITIAL DIRECTORS.

The name and post office address of the initial directors of this corporation are:

Wayne T. Ellison
7000 U.S. 1 North
St. Augustine, Florida 32295

Debra Laney Ellison
7000 U.S. 1 North
St. Augustine, Florida 32095

ARTICLE NINE: PRE-EMPTIVE RIGHTS.

Each stockholder of this corporation shall, on the sale for cash of any new stock of the same class which he already holds, have the right to purchase his pro-rata share thereof, at the price at which it is offered to others.

ARTICLE TEN: SUBSCRIBER.

The name and street address of the subscriber to these Articles of Incorporation are:

Gonzalo R. Andux, Esquire
200 W. Forsyth Street, Suite 800
Jacksonville, Florida 32202

ARTICLE ELEVEN: REGISTERED AGENT.


The name and street address of the registered agent for service of process of this corporation are:

Gonzalo R. Andux, Esquire
200 W. Forsyth Street, Suite 800
Jacksonville, Florida 32211

ARTICLE TWELVE: 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 stockholders, and approved at a stockholders' meeting by majority of stock entitled to vote thereon, unless all the directors and stockholders sign a written statement manifesting their intention that certain amendment to these Articles of Incorporation be made.

IN WITNESS WHEREOF, I have set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation of LANSON PROPERTIES, INC., under the laws of the State of Florida, this 23rd day of February, 1996.


SUBSCRIBER.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, LANSON PROPERTIES, INC., at the place designated in the foregoing Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of the Florida Statutes relative to this position.


REGISTERED AGENT.


STATE OF FLORIDA)
COUNTY OF DUVAL) SS.

Before me, the undersigned authority, personally appeared Gonzalo R. Andux, Esq., to me well known and known to me to be the individual described in and who executed the attached and foregoing Articles of Incorporation of LANSON PROPERTIES, INC., and who acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS MY HAND AND SEAL this 23 day of February, 1996,
at Jacksonville, Duval County, Florida.



JACQUELINE D. COLLIER
My Commission CC488021
Expires Jun. 01, 1999
Bonded by ANB
800-852-8878


Notary Public, State of Florida
at Large.
My Commission Expires:
6/1/99