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April 1, 1996

Division of Corporations
Department of State
409 East Gaines ST
PO Box 6327
Tallahassee FL 32314


Dear Division of Corporations:

Enclosed please find "Articles of Incorporation" for Dock Street Properties, Inc. along with a check in the amount of \$70.00 for filing fee and designation of registered agent.

Also enclosed is a photocopy of the Articles. Please return this to me with the filing date stamped on it. I am enclosing prepaid return for Federal Express.

Thank you.

Sincerely,


Henry J. Brown
PO Box 579
Cedar Key FL 32625

No Copy

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Articles of Incorporation

Article 1. The name of the corporation is Dock Street Properties, Inc.

Article 2. The principal place of business of the corporation is: 20 Dock Street, Cedar Key, Florida. The mailing address of the corporation is: Post Office Box 807, Cedar Key, Florida 32625.

Article 3. The corporation shall have the authority to issue 5,000 shares of common stock, in one class only, each with a par value of \$1.00.

Article 4. The registered agent of the corporation is Donald J. Fansler and the registered address is 20 Dock Street, PO Box 807, Cedar Key, Florida 32625.

Article 5. The initial Board of Directors shall have two (2) members whose names and addresses are as follows:

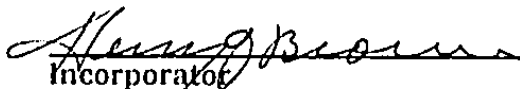
Henry J. Brown	20 Dock Street P.O. Box 579 Cedar Key, Florida 32625
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Donald J. Fansler	20 Dock Street P.O. Box 807 Cedar Key, Florida 32625
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The number of directors may be raised by amendment of the bylaws of the corporation but shall in no case be less than one.

Article 6. The incorporator of this corporation is Henry J. Brown, whose address is 20 Dock Street, P.O. Box 579, Cedar Key, Florida 32625.

Dated: March April 1, 1996


Incorporator

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I 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 am familiar with and accept the obligations of my position as registered agent.

Dated: April 1, 1996


Registered Agent

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TALLAHASSEE, FLORIDA