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April 12, 1996

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

600001789986
-04/23/96--01008--007
****122.50 ****122.50

RE: FAIRWAY REALTY, INC.

Gentlemen and Ladies:

I am enclosing an original and a copy of the Articles of Incorporation for the above named corporation. In addition, a check in the amount of \$122.50 is enclosed which represents the following fees:

Filing Fee	\$35.00
Certified Copy	\$52.50
Registered Agent	\$35.00
Designation	*****
Total	\$122.50

Please file the original of the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Very truly yours,

John Joseph McHugh, Jr.

JJMc:sd
Enclosures as noted

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

56 APR 22 PM 3:41

APPROVED
AND
FILED

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4453

**ARTICLES OF INCORPORATION
OF
FAIRWAY REALTY, INC.**

APPROVED
AND
FILED
JAN 20 1961
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Corporation is: FAIRWAY REALTY, INC.

ARTICLE II - DURATION

The Corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose of this Corporation is to engage in any activities or business permitted under the laws of the United States and Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is:

7,500 shares of Common stock having a par value of
\$1.00 per share.

The Shareholders shall have preemptive rights.

Cumulative voting shall not be permitted.

The shareholders may, by by-law provision or by written shareholders' agreement, impose such restrictions on the sale, transfer, or encumbrance of the stock of this corporation as they may see fit.

ARTICLE V - INITIAL PRINCIPAL OFFICE

The initial address of the principal office of this corporation is 333 17th Street, Suite V, Vero Beach, Florida 32960. The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one (1) member. The number of directors may be increased or decreased from time to time by vote of the stockholders, but in no case shall the number of directors be less than one (1), nor more than ten (10). The name and address of the directors constituting the the initial Board of Directors are:

Name	Address
George P. Kmetz	333 17th Street, Suite V Vero Beach, Florida 32960

ARTICLE VII - INCORPORATOR

The name and street address of the person signing these Articles of Incorporation are:

Name	Address
George P. Kmetz	333 17th Street, Suite V Vero Beach, Florida 32960

ARTICLE VIII - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Corporation shall be 333 17th Street, Suite U, Vero Beach, Florida 32960, the registered agent at that same address is John J. McHugh, Jr.

ARTICLE IX - AMENDMENTS

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the holder or holders of a majority of the stock entitled to vote thereon.

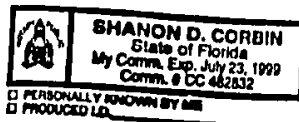

George P. Kmetz
Incorporator

APPROVED
AND
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
SEP 13 20 01 PM '01

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

BEFORE ME, the undersigned authority, personally appeared
George P. Kmetz, known to me to be the person who executed the
foregoing Articles of Incorporation, and he acknowledged before me
that he executed these Articles of Incorporation, and produced
drivers license as identification.

WITNESS my hand and official seal in the County and
State named above, this 12th day of March, 1996.



Shanon D. Corbin
Notary Public

My Commission Expires:

ACCEPTANCE OF REGISTERED AGENT

I hereby accept the appointment as the initial registered
agent of Fairway Realty, Inc., at the place designated in the
Articles of Incorporation.

Date: 4-11-96

John J. McHugh, Jr.
John J. McHugh, Jr.

APPROVED
AND
FILED
MAR 13 20 1996
CLERK OF THE
SOLICITOR GENERAL
TALLAHASSEE, FLORIDA