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ATTORNEYS AT LAW

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SUITE 2001

2 SAWGRASS VILLAGE

PONTE VEDRA BEACH, FLORIDA 32082

(904) 255-2601

PLEASE REPLY TO:

JACKSONVILLE OFFICE

JOHN S. BALL
EVA L. DANEKER
ROBERT A. DAWKINS
MICHAEL W. FISHER
BEVERLY H. FURTICK
JENNIFER R. JUNKER
JOHN E. LAWLOR, III
MICHAEL R. LEAS
MARY A. ROBISON
CLAY B. TOUSEY, JR.

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11/26/96
ACTIVE

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-12/03/96--01170--016
****122.50 ****122.50

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

Re: Articles of Incorporation of Brown Land Group
Inc.

Dear Sir/Madam:

Enclosed are the following items:

1. The original and one copy of the Articles of Incorporation of Brown Land Group, Inc.
2. The original and one copy of Registered Agent's Certificate.
3. This firm's check made payable to the Secretary of State in the amount of \$122.50 in payment of the filing fee and a certified copy thereof.

Please certify the enclosed copy of the Articles and return it to undersigned by regular mail. Thank you for your assistance.

Sincerely,

Mary A. Robison
Mary A. Robison

Enclosures
ftl/71566.1

FILED
96 DEC -3 AM 8:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12/6/96
KD

ARTICLES OF INCORPORATION
OF
BROWN LAND GROUP, INC.

EXPIRATION DATE
11/26/96

The undersigned, desiring to form a corporation for profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation is BROWN LAND GROUP, INC.

ARTICLE II: PRINCIPAL OFFICE OR MAILING ADDRESS

The location of the principal office of the corporation to be determined. The mailing address of the corporation Christopher Creek Road North, Jacksonville, Florida 32217.

FILED
96 DEC -3 AM 8:29
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLE III: CAPITAL STOCK

(a) Authorized Shares. The total number of shares that may be issued by the corporation is 100,000, all of which shall be of the same class, shall be of the par value of \$.10 per share, and shall be designated common stock.

(b) Capital Stock. The capital of the corporation shall be at least equal to the sum of the aggregate par value of all issued shares having par value, plus such amounts as, from time to time, by resolution of the Board of Directors, may be transferred thereto.

(c) Corporate Liquidation and Dissolution. In the event of voluntary or involuntary liquidation, dissolution or winding up of the corporation, the holders of record of the common stock shall be entitled to receive distribution, ratably, of the remaining assets of the corporation.

(d) Voting. Each share of common stock shall have equal and full voting powers and rights, and the holders of record thereof shall be entitled to one vote for each share so held. At all meetings of shareholders a majority in number of shares entitled to vote at such meetings, present either in person or represented by proxy, shall constitute a quorum.

(e) Preemptive Rights. Shareholders shall have no preemptive rights.

(f) Cumulative Voting. Cumulative voting shall not be permitted.

(g) Restrictions on Transfer of Stock. The shareholders may, by bylaw provision or by shareholders' agreement recorded in the minute book, impose such restrictions on the sale, transfer, or encumbrance of the stock of this corporation as they may see fit.

ARTICLE IV: INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1 Independent Drive, Suite 2600, Jacksonville, Florida 32202, and the name of the initial registered agent of this corporation at that address is Mary A. Robison.

ARTICLE V: INCORPORATOR

The name and street address of the incorporator of this corporation are:

Mary A. Robison	1 Independent Drive, Suite 2600 Jacksonville, Florida 32202
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ARTICLE VI: DIRECTORS

(a) Number. The corporation shall have two (2) directors initially. The number of directors may be increased or decreased from time to time by bylaws adopted by the shareholders, but shall never be less than one (1).

(b) Initial Board of Directors. The names and addresses of the initial directors until the first annual meeting of the shareholders are as follows:

Donald Brown	2961 Christopher Creek Road North Jacksonville, Florida 32217
Edmund C. Brown	2961 Christopher Creek Road North Jacksonville, Florida 32217

(c) Compensation. The Board of Directors is hereby specifically authorized to make provision for reasonable compensation to its members for their services as directors, and to fix the basis and conditions upon which such compensation shall be paid. Any director of the corporation may also serve the corporation in any other capacity and receive compensation therefor in any form.

(d) Indemnification. The Board of Directors is hereby specifically authorized to make provision for indemnification of directors, officers, employees and agents to the full extent permitted by law.

ARTICLE VII: BYLAWS

The initial Bylaws of this corporation shall be adopted by the directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the shareholders or the Board of Directors, but the Board of Directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the directors.

ARTICLE VIII: DURATION

This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed, except that if they are not filed by the Department of State of the State of Florida within five (5) business days thereafter, corporate existence shall commence upon filing by the Department of State.

IN WITNESS WHEREOF, I have made and executed these Articles of Incorporation this 26th day of November, 1996.


MARY A. ROBISON

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CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

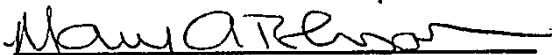
FILED
96 DEC -3 AM 8:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

That, BROWN LAND GROUP, INC., desiring to organize under the
laws of the State of Florida with its principal office, as
indicated in the Certificate of Incorporation, at City of
Jacksonville, County of Duval, State of Florida, has named Mary A.
Robison, Esquire, located at 1 Independent Drive, Suite 2600, City
of Jacksonville, County of Duval, State of Florida, as its agent to
accept service of process within this State.

ACKNOWLEDGMENT: (MUST BE DESIGNATED AGENT)

Having been named to accept service of process for the
above-stated corporation, at place designated in this Certificate,
I hereby accept to act in this capacity, and agree to comply with
the provision of said Act relative to keeping open said office.


MARY A. ROBISON
(Resident Agent)