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PRENTICE HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 178349 9628A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : December 6, 1996

ORDER TIME : 10:06 AM

ORDER NO. : 178349-005

CUSTOMER NO: 9628A

CUSTOMER: Thomas P. McLennon, Esq
WELLBAUM & MCLENNON

Suite B
1160 South McCall Road
Englewood, FL 34223

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-12/06/96--01060--003
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DOMESTIC FILING

NAME: RJT PROPERTIES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susana Romagosa

EXAMINER'S INITIALS:

RECEIVED
96 DEC -6 AM 11:25
DIVISION OF CORPORATION

12-6-96

ARTICLES OF INCORPORATION
OF
RJT PROPERTIES, INC

FILED
96 DEC -6 PM 1:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I - Name

The name of this corporation is: RJT PROPERTIES, INC

Article II - Duration

This corporation shall have perpetual existence.

Article III - Purpose

The purpose of this corporation shall be to purchase properties and any lawful business not prohibited by the laws of the State of Florida or the United States of America.

Article IV - Capital Stock

This corporation is authorized to issue 7,500 shares of one (\$1.00) dollar par value common stock.

Article V - Preemptive Rights

There shall be no preemptive rights.

Article VI - Initial Registered Office and Agent

The street address and the mailing address of the initial registered office and the principal office of this corporation is 1305 Shoreview Drive, Englewood, Florida 34223, and the name of the initial registered agent of this corporation at that address is Richard P. Barone.

Article VII - Initial Board of Directors

This corporation shall have three directors initially. The number of directors may be either increased or diminished from time to time by the By-laws, but shall never be less than one.

The names and addresses of the directors of this corporation
are:

Richard P. Barone	Joyce Barone	Thomas Barone
1305 Shoreview Dr.	1305 Shoreview Dr.	1305 Shoreview Dr.
Englewood, FL 34223	Englewood, FL 34223	Englewood, FL 34223

Article VIII - Incorporators

Richard P. Barone
1305 Shoreview Dr.
Englewood, FL 34223

Article IX - By-Laws

The power to adopt, alter, amend or repeal By-laws shall be
vested in the Board of Directors, and the Shareholders.

Article X - Indemnification

The corporation shall indemnify any officer or director or any
former officer or director, to the full extent permitted by law.

Article XI - Amendment

This corporation reserves the right to amend or repeal any
provisions contained in these Articles of Incorporation, or any
amendment hereto, and any right conferred upon the Shareholders is
subject to this reservation.

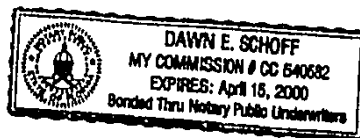
IN WITNESS WHEREOF, the undersigned subscribers have executed
these articles of Incorporation, this 6th day of December,
1996.

Richard P. Barone
Richard P. Barone

STATE OF FLORIDA)
) ss:
COUNTY OF CHARLOTTE)

FILED
96 DEC -6 PM 1:17
TALLAHASSEE, FLORIDA

The foregoing instrument was acknowledged before me this
6th day of December, 1996, by Richard P. Barone
[] who is personally known to me; or
[X] who has provided FL DL # B65D-755-44-337-0 as identification.



Dawn E. Schoff
Signature of Notary
State of Florida

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE

NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48-091, Florida Statutes, the following
is submitted, in compliance with said Act:

That RJT Properties, Inc. desiring to organize under the laws
of the State of Florida, with its principal office as indicated in
the Articles of Incorporation, in the town of Englewood, State of
Florida, has named Richard P. Barone, Florida as its agent to
accept service of process within this state.

ACKNOWLEDGMENT

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.

Richard P. Barone
Richard P. Barone