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TALLAHASSEE, FL 32301-2607
904-222-9171
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networks

PREMIER
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 183699 6099A

AUTHORIZATION :

COST LIMIT : \$ PRE-PAID

ORDER DATE : December 11, 1996

ORDER TIME : 9:38 AM

ORDER NO. : 183699-005

CUSTOMER NO: 6099A

300002025923--7
-12/11/96--01046--015
*****70.00 *****70.00

CUSTOMER: Ms. Laraine C. Charbonneau
MOYLE FLANIGAN KATZ FITZGERALD
& SHEEHAN
625 N. flagler Drive, 9th Floor
P. O. Box 3888
West Palm Beach, FL 33401

DOMESTIC FILING

NAME: JAT HOMES AT IBIS ISLE, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kathy Drake

EXAMINER'S INITIALS:

FILED
96 DEC 11 PM 4:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
5 DEC 11 AM 10:28
SON OF CORPORATION
12-11-96
Dmc

ARTICLES OF INCORPORATION
OF
JAT HOMES AT IBIS ISLE, INC.

FILED
96 DEC 11 PM 4:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby establishes the following for the purpose of becoming a Corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida providing for the formation, liability, rights, privileges and immunities of a Corporation for profit.

ARTICLE I

Name of Corporation

The name of this Corporation shall be JAT HOMES AT IBIS ISLE, INC. (the "Corporation").

ARTICLE II

Mailing Address and Principal Place of Business

The mailing address and principal place of business of the Corporation is 4095 Burns Road, #B-12, Palm Beach Gardens, Florida 33410.

ARTICLE III

Purpose

This Corporation is organized for the following purposes:

- (a) To have and to exercise all the powers now or hereafter conferred by the laws of the State of Florida upon corporations organized pursuant to the laws under which the Corporation is organized and any and all acts amendatory thereof and supplemental thereto.
- (b) For the purpose of transacting any or all lawful business.
- (c) To do any and everything pertinent to the above.

ARTICLE IV

Capital Stock

This Corporation is authorized to issue One Thousand (1,000) shares of One Dollar (\$1.00) par value common stock.

ARTICLE V

Preemptive Rights

Every Shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI

Corporate Duration

This Corporation shall have perpetual duration unless sooner dissolved by law.

ARTICLE VII

Initial Registered Office and Agent

The street address of the initial registered office of this Corporation is 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida 33401, and the name of the initial registered agent of this Corporation at that address is Paul A. Krasker.

ARTICLE VIII

Initial Board of Directors

This Corporation shall have one (1) director initially. The number of directors may be increased from time to time by the By-Laws but shall never be less than one (1). The name and address of the initial director of this Corporation is as follows:

James A. Torrance, III	4095 Burns Road, #B-12 Palm Beach Gardens, Florida 33410
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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

Incorporator

The name and address of the person signing these Articles are as follows: Paul A. Krasker, 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation as of December 10, 1996.

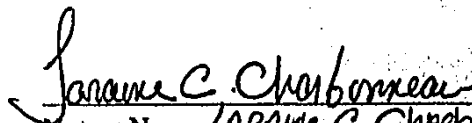


Paul A. Krasker

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of December, 1996, by Paul A. Krasker, as Incorporator of JAT HOMES AT IBIS ISLE, INC., on behalf of the Corporation, and he is personally known to me or has produced N/A as identification and did take an oath.




Notary Name: LARAIN C. Chatbonneau
Notary Public
Serial (Commission) Number _____
(if any) _____

FILED

96 DEC 11 PM 4:23

I hereby accept appointment as Registered Agent of JAT HOMES AT IBISSEE, INC. as STATE
provide in Article VII, hereof. TALLAHASSEE, FLORIDA



Paul A. Krasker
Registered Agent