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FROM: COONEY, WARD, LESHER & DAMON, P.A.
072262000447

ACCT#:

CONTACT: STEVEN E KELLY
PHONE: (407)689-8111

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(407)689-9303

NAME: JTS PROPERTIES, INC.

AUDIT NUMBER.....H96000018026

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 4

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ARTICLES OF INCORPORATION
OF
JTS PROPERTIES, INC.

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THE UNDERSIGNED, acting as incorporator of a Corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation for such Corporation:

ARTICLE I - NAME

The name of this Corporation is: JTS PROPERTIES, INC.

ARTICLE II - DURATION

The duration of this Corporation is perpetual.

ARTICLE III - PURPOSE

The purpose for which this Corporation is organized is to engage in the acquisition, development, management and sale of real property and any other lawful purposes for which corporations may be organized under the laws of the State of Florida.

Prepared by:
Conrad Damon, Esquire
Cooney, Ward, Loshier & Damon, P.A.
1555 Palm Beach Lakes Blvd., #1000
West Palm Beach, FL 33401
(561) 689-8111/F: 689-9303
Florida Bar No.: 272434

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ARTICLE IV - MAILING ADDRESS OF CORPORATION

The mailing address and principal place of business of this Corporation is: 18 Ironwood Way North, Palm Beach Gardens, Florida 33418.

ARTICLE V - STOCK

The aggregate number of shares which this Corporation shall have authority to issue is 5,000 shares of common voting stock.

ARTICLE VI - SHAREHOLDER RIGHTS

Shareholders of the Corporation shall have preemptive rights to acquire their pro rata share of stock of the Corporation for all issues of any class of stock of the Corporation, no matter when authorized, and for whatever consideration is contemplated to be received by the Corporation, including but not limited to cash, other property, services, the acquisition of other corporations' shares or property through merger or the extinguishment of debts. Preemptive rights shall also apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This Article VI pertaining to preemptive rights may not be amended or deleted without the unanimous vote of the Shareholders of each affected class, and no issuance of stock of the Corporation shall take place unless the price at which the stock is to be issued shall be approved by a majority of the Shareholders of the Corporation.

ARTICLE VII - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of this Corporation's initial registered office in Florida is Cooney, Ward, Leshner & Damon, P.A., 1555 Palm Beach Lakes Boulevard, Suite 1000, West Palm Beach, Florida 33401, and the name of its initial registered agent at that address is Conrad Damon, Esquire.

ARTICLE VIII - INCORPORATOR

The name and address of the incorporator is:

Name

Address

John Snider

18 Ironwood Way
Palm Beach Gardens, FL 33418

DATED this 19th day of December, 1996.


John Snider
Incorporator

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

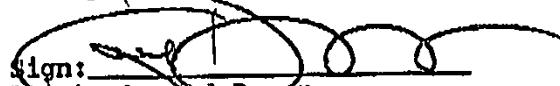
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John Snider, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of December, 1996.

Notary Public



Conrad Damon
MY COMMISSION # 00681090 EXPIRES
October 31, 2000
BONDED NEW YORK FARM INSURANCE, INC.


Sign: _____
Print: Conrad Damon
State of Florida at Large
My Commission Expires:

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

ACKNOWLEDGMENT:

Having been named to accept service of process for JTS
PROPERTIES, INC., at the initial registered office of the
Corporation in this State designated in its Articles of
Incorporation, I hereby accept to act in this capacity and agree to
comply with the provisions of Section 607.0505 Florida Statutes.

Date: December 19, 1996.

By: 
CONRAD DAMON, ESQUIRE

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