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SCRUGGS & CARMICHAEL, P.A.

ONE S.E. FIRST AVENUE 32601
POST OFFICE DRAWER 23109 32602

GAINESVILLE, FLORIDA

WILLIAM C. ANDREWS
JOHN F. ROSCOW III
STAN CUSHMAN
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MITZI COCKRELL AUSTIN
MARILYN W. PETERSON
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WEST GAINESVILLE:
LAND TITLE PLAZA
2632 N.W. 43RD STREET
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SIGSBEE L. SCRUGGS
1898-1983
PARKS M. CARMICHAEL
1909-1994
WILLIAM D. PRIDGEON
1933-1980
MICHELLE VAUGHNS
1946-1982

RETIRED
RAY D. HELPLING
WILLIAM N. LONG

REPLY TO:

February 26, 1997

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32301

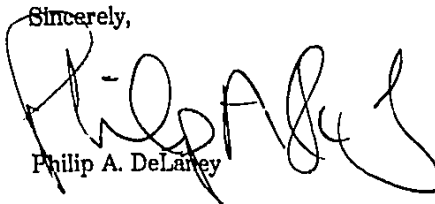
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*****70.00 *****70.00

RE: New Generation Realty of Gainesville, Inc.

Dear Sir or Madam:

Enclosed please find Articles of Incorporation for New Generation Realty of Gainesville, Inc. Please file same in your usual manner. I have enclosed a check in the amount of \$70.00 for filing fees and registered agent designation. Please stamp the enclosed copy and return the same to me in the enclosed envelope with the certificate of incorporation.

Sincerely,


Philip A. DeLaney

PAD:pkc
Enclosure

FILED
DIVISION OF STATE
CORPORATIONS
97 FEB 28 11:11:01

9/3/6/97

EFFECTIVE DATE

3/1/97

ARTICLES OF INCORPORATION OF
NEW GENERATION REALTY OF GAINESVILLE, INC.

FILED
SECRETARY OF STATE
CORPORATIONS

97 FEB 23 AM 11:01

1. Name. The name of the corporation is: **New Generation Realty of Gainesville, Inc.**
2. Purpose. The corporation may engage in any legal business.
3. Stock. The maximum number and class of shares of capital stock this corporation is authorized to have outstanding is 1,000 shares of common capital stock of a par value of \$1.00 per share. The corporation shall have a lien on its shares of stock for any debt or liability incurred to it by a stockholder before being notified of the transfer or levy on such shares.
4. Existence. The corporation shall have perpetual existence. The corporation shall commence existence on **March 1, 1997**.
5. Registered Agent. The initial street address in the State of Florida of the initial registered office of the proposed corporation is **5538-A N.W. 43rd Street, Gainesville, Florida 32653** and the name of its initial registered agent at such address is **Bonnie L. Ross**.
6. Location. The location of the principal place of business of the corporation is **5538-A N.W. 43rd Street, Gainesville, Florida 32653**, and mailing address of the corporation is **5538-A N.W. 43rd Street, Gainesville, Florida 32653**.
7. Management. Business of the corporation shall be managed by the stockholders.
8. Incorporator. The name and address of the person signing these Articles of Incorporation as incorporator is as follows: **Bonnie L. Ross, 5538-A N.W. 43rd Street, Gainesville, Florida 32653**.

The undersigned, being the original incorporator and registered agent hereinbefore named, for the purpose of forming a corporation to do business both within and without the State of Florida, does make, subscribe, acknowledge and file these Articles, hereby declaring and certifying that the facts herein stated are true, that the undersigned is familiar with and accepts the duties and obligations as registered agent for said corporation and accordingly, has executed this document on this 24 day of February, 1997.

Bonnie L. Ross
Bonnie L. Ross