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MICHAEL R. LEAS
MARY A. ROBISON
CLAY B. TOUSEY, JR.

PLEASE REPLY TO

JACKSONVILLE OFFICE

SUITE 2001
2 SAWGRASS VILLAGE
PONTE VEDRA BEACH, FLORIDA 32082
(904) 285-2601

April 28, 1997

P97000039470

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 APR 30 PM 2:47

VIA FEDERAL EXPRESS

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

EFFECTIVE DATE

4-30-97

Re: Articles of Incorporation of R and R Property
Management, Inc.

Dear Sir/Madam:

900002160279--3

-04/30/97--01055--013

****122.50 ****122.50

Enclosed are the following items:

1. The original and one copy of the Articles of Incorporation of R and R Property Management, 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.

Thank you for your assistance.

Sincerely,

Mary A. Robison
Mary A. Robison

Enclosures

78159

D. BROWN MAY - 2 1997

ARTICLES OF INCORPORATION

OF

R AND R PROPERTY MANAGEMENT, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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EFFECTIVE DATE
4-30-97

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

ARTICLE I: NAME

The name of the corporation is R AND R PROPERTY MANAGEMENT, INC.

ARTICLE II: PRINCIPAL OFFICE OR MAILING ADDRESS

The location of the principal office of the corporation has not yet been determined. The mailing address of the corporation is 10911 Grand Trunk Lane, Jacksonville, Florida 32257.

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 10911 Grand Trunk Lane, Jacksonville, Florida 32257 and the name of the initial registered agent of this corporation at that address is Randy Gould.

ARTICLE V: INCORPORATORS

The names and street addresses of the incorporators of this corporation are:

Randy Gould	10911 Grand Trunk Lane Jacksonville, Florida 32257
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Rodney S. McDaniel	10922 Grand Trunk Lane Jacksonville, Florida 32257
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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:

Randy Gould	10911 Grand Trunk Lane Jacksonville, Florida 32257
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Rodney S. McDaniel	10922 Grand Trunk Lane Jacksonville, Florida 32257
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(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 director. 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, we have made and executed these Articles of Incorporation this 27 day of April, 1997.



Randy Gould



Rodney S. McDaniel

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

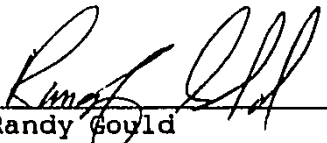
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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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In pursuance of Chapter 48.091, Florida Statutes, the following
is submitted, in compliance with said Act:

That, R AND R PROPERTY MANAGEMENT, 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 Randy
Gould, located at 10911 Grand Trunk Lane, 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.



Randy Gould
(Resident Agent)