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SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 JUL 30 PM 3:10

JULY 29, 1997

RANDY SCHILSON
3416 SILVER PALM DRIVE
JACKSONVILLE, FL 32250

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****122.50 ****122.50

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
POST OFFICE BOX 6327
TALLAHASSEE, FL 32314

SUBJECT: JAX REALTY COMPANY

GENTLEMEN:

ENCLOSED ARE TWO EXECUTED ORIGINALS OF THE ARTICLES OF INCORPORATION FOR
- JAX REALTY COMPANY - WITH A CHECK FOR \$122.50 TO COVER THE FEES.
PLEASE FILE ONE OF THE ENCLOSED COPIES OF THE ARTICLES OF INCORPORATION.
I HAVE PROVIDED YOU AN EXTRA COPY OF THE EXECUTED ARTICLES OF
INCORPORATION FOR YOU TO CERTIFY AND RETURN TO THE ABOVE ADDRESS. IF THE
CORPORATE NAME IS NOT AVAILABLE, PLEASE RETURN COPIES TO THE ABOVE
ADDRESS. THANK YOU.

SINCERELY,



RANDY SCHILSON
3416 SILVER PALM DRIVE
JACKSONVILLE, FL 32250
PHONE 904-733-9595

ENCLOSURES

RP
7.31.97

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ARTICLES OF INCORPORATION
OF
JAX REALTY COMPANY

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be: JAX Realty Company

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

3416 Silver Palm Drive
Jacksonville, FL 32250.

ARTICLE III - SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: 1000 shares of one dollar (\$1.00) par value common stock.

ARTICLE IV - INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

Randy Schilson
3416 Silver Palm Drive
Jacksonville, FL 32250

ARTICLE V - INITIAL CORPORATE OFFICERS AND BOARD OF DIRECTORS

This corporation shall have two directors, initially. The name and address of the initial officers and directors of this corporation are:

DIRECTOR,	Randy Schilson
PRESIDENT,	3416 Silver Palm Drive
TREASURER	Jacksonville, FL 32250

DIRECTOR,	Andrew Pradella
V. PRESIDENT,	500 LeMaster Drive
SECRETARY	Ponte Vedra Beach, FL 32082

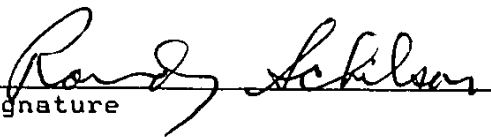
ARTICLES OF INCORPORATION
OF
JAX REALTY COMPANY

ARTICLE VI - INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Randy Schilson
3416 Silver Palm Drive
Jacksonville, FL 32250

The undersigned incorporator has executed these Articles of Incorporation this 29th day of July, 1997.


Signature

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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: JAX REALTY COMPANY
2. The name and address of the registered agent and office is:

Randy Schilson
3416 Silver Palm Drive
Jacksonville, FL 32250

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Randy Schilson
Signature

7-29-97
Date