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P98000014782

Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: Filing of Articles of Incorporation

000002430210--1
-02/13/98--01058--013
*****70.00 *****70.00

Dear Sir or Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for Ruffner Properties, Inc. This is to request that you please file and return a copy to me. Also enclosed is my check in the amount of \$70.00 to cover the filing fee.

If you have any questions please contact my secretary, Janet Thomas, at the number indicated above.

Thank you for your assistance in this matter.

Very truly yours,

Barry C. Averitt
Barry C. Averitt

BCA/jlt
Enclosures

F:\USER\JT\RUFFNER\CORP.LTR

EFFECTIVE DATE

02-12-98

FILED
98 FEB 13 AM 8:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

QNT 2-16-98

ARTICLES OF INCORPORATION
OF
RUFFNER PROPERTIES, INC.

FILED
98 FEB 13 AM 8:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Corporation is Ruffner Properties, Inc., and the principal business address of the Corporation is One Independent Drive, Suite 2000, Jacksonville, Florida 32202.

EFFECTIVE DATE

02-12-98

ARTICLE II - COMMENCEMENT AND DURATION

Pursuant to Section 607.0203, Florida Statutes, this Corporation shall commence upon the date of execution of these Articles of Incorporation. This Corporation shall have perpetual existence.

ARTICLE III - PURPOSE

This Corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL

This Corporation is authorized to issue 10,000 shares of Common Stock, all of which shall have a par value of \$1.00 per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is One Independent Drive, Suite 2000, Jacksonville, Florida, 32202, and the name of its initial registered agent at such address is Barry C. Averitt, P.A.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of this Corporation shall be one (1), and the name and address of the person who is to serve as the member thereof is:

<u>Name</u>	<u>Address</u>
Barry C. Averitt	One Independent Drive, Suite 2000 Jacksonville, FL 32202

ARTICLE VII - INCORPORATOR

The name and address of the incorporator is:

<u>Name</u>	<u>Address</u>
Barry C. Averitt	One Independent Drive, Suite 2000 Jacksonville, FL 32202

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 12th day of February, 1998.


Barry C. Averitt

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

In compliance with Section 48.091, Florida Statutes, the following is submitted:

First, that Ruffner Properties, Inc., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of Jacksonville, State of Florida, has named: Barry C. Averitt, P.A., as its agent to accept service of process within Florida.

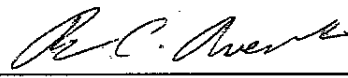
Incorporator
Barry C. Averitt



Date: February 12, 1998

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, Barry C. Averitt, P.A., hereby agrees to act in this capacity, and it further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties.

BARRY C. AVERITT, P.A.,

By: 

Name: Barry C. Averitt
Title: President

Date: February 12, 1998

F:\USER\JT\RUFFNER\CORP\ARTICLES.INC

EFFECTIVE DATE

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TALLAHASSEE, FLORIDA