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April 17, 1998

VIA FEDERAL EXPRESS

Honorable Jim Smith
Secretary of the State of Florida
The Capitol
Tallahassee, Florida 32301

Att: Division of Corporations
Charter Section

200002493462--0
-04/20/98-01052-009
****122.50 ****122.50

Re: Articles of Incorporation for
Jaguar Realty and Consulting,
Inc.

Dear Sir:

Please find enclosed an original and one copy of the Articles of Incorporation for Jaguar Realty and Consulting, Inc., along with a certificate designating Registered Agent. Please file the Articles of Incorporation and send us one certified copy of the Articles.

Also enclosed is our firm check in the amount of \$122.50 to cover the following fees:

Filing Fee	\$ 35.00
Registered Agent	35.00
Designation	
One Certified Copy	<u>52.50</u>
	\$122.50

Your cooperation in this matter is greatly appreciated.

Sincerely,


Dale A. Beardsley

DAB:cfs
Enclosures

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR 20 AM 8:53

D. BROWN APR 22 1998

ARTICLES OF INCORPORATION
FOR
JAGUAR REALTY AND CONSULTING, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR 20 AM 8:53

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE ONE

The name of the corporation is JAGUAR REALTY AND CONSULTING, INC.

ARTICLE TWO

The duration of the corporation is perpetual.

ARTICLE THREE

The general purposes for which the corporation is organized are:

1. To engage in the business of sales, marketing, management and leasing of real property, and to transact any other lawful business for which corporations may be incorporated under the Florida General Corporation Act.
2. To acquire, develop and market real property throughout Florida.
3. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

ARTICLE FOUR

The corporation is authorized to issue only one class of stock, and all issued stock shall be held of record by not more than twenty-five (25) persons. Stock will be issued and transferred only to: (1) natural persons, (2) estates, or (3) a trust as described in Title 26, United States Code, Section 1371 defining a qualified Small Business Corporation". In addition, no stock shall be issued or transferred to a non-resident alien.

ARTICLE FIVE

The aggregate number of shares which the corporation is authorized to issue is one thousand

(1000). Such shares shall be of a single class, and shall have a par value of One Dollar (\$1.00) each. The shares of stock are to be issued as follows:

Thomas F. Newman: 100 Shares
4306 Plaza Gate Lane S. No.: 201
Jacksonville, Florida 32217

ARTICLE SIX

The street address of the corporation is:

4306 Plaza Gate Lane S. No.: 201
Jacksonville, Florida 32217

ARTICLE SEVEN

The number of directors constituting the initial board of directors of the corporation is one (1). The name, address and title of the person who is to serve as a member of the initial board of directors are:

Thomas F. Newman, President, Secretary & Treasurer

ARTICLE EIGHT

The name and address of the Incorporator is:

Thomas F. Newman
4306 Plaza Gate Lane S. No.: 201
Jacksonville, Florida 32217

ARTICLE NINE

This corporation may be dissolved prior to the time fixed in these Articles of Incorporation by a 50% vote of the stockholders then holding voting capital stock at a meeting of the stockholders called for that purpose, in the manner, not inconsistent with Florida law, set forth in the bylaws, if any. in the event of such dissolution, the affairs of the corporation shall be wound up in the manner provided by the Florida General Corporation Act.

Executed by the undersigned at Jacksonville, Florida on this 13th day of April, 1998.

WITNESSES:

[Signature]

Vicki Maule

Thomas F. Newman

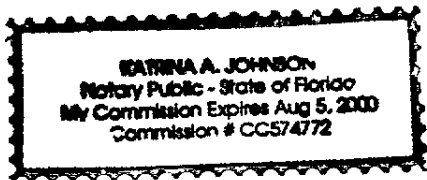
Thomas F. Newman, Incorporator

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared THOMAS F. NEWMAN, to me known to be the person described in or who produced a valid Florida drivers' license as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of April, 1998.

NOTARY PUBLIC, STATE OF
FLORIDA, AT LARGE



Katrina A. Johnson

Katrina A. Johnson

Printed Name

My Commission Expires: 8-5-00

(Seal)

INITIAL REGISTERED AGENT OF JAGUAR REALTY & CONSULTING, INC.

The address of the initial registered agent of the corporation is, and the name of its initial registered agent at such address is:

Thomas F. Newman
4306 Plaza Gate Lane S. No.: 201
Jacksonville, Florida 32217 .

By his signature below, Thomas F. Newman accepts designation as registered agent of Jaguar Realty and Consulting, Inc.


Thomas F. Newman

Dated: April 13TH, 1998.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR 20 AM 8:53