

**Morse,
Berman &
Gomez,**

Professional Association

Steven M. Berman*
Alberto F. Gomez, Jr.
Bernard J. Morse
Angela Stathopoulos

** Board Certified in Business Bankruptcy Law
American Board of Certification*

Park Tower, Suite 1160
400 N. Tampa Street
Tampa, FL 33602
Phone 813.301.1000
Fax 813.301.1001

P 990000 25861
March 12, 1999

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

RE : Joyce Property Holdings Corporation

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-03/15/99-01082-015
122.50 **78.75
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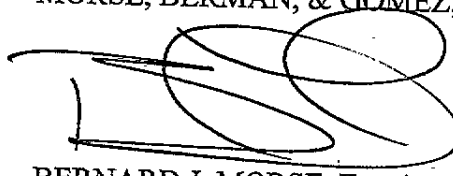
Dear Sir or Madam:

Enclosed herewith please find two copies of the Articles of Incorporation and the original Consent to Serve as Registered Agent for Joyce Property Holdings Corporation, also enclosed a check in the amount of \$122.50 for the filing of the above corporation.

Should you have any questions, please feel free to contact me.

Sincerely,

MORSE, BERMAN, & GOMEZ, P.A.



BERNARD J. MORSE, Esquire

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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F. CHESSER

MAR 22 1999

ARTICLES OF INCORPORATION
OF
JOYCE PROPERTY HOLDINGS CORPORATION

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

The name of the corporation shall be Joyce Property Holding Corporation.

ARTICLE II

The corporation shall have the power to engage in any lawful activity for which corporations may be organized under the Florida Business Corporation Act.

ARTICLE III

The aggregate number of shares that the corporation shall have authority to issue and to have outstanding at any one time is 1000 shares. All such shares shall be of a single class, designated as common.

ARTICLE IV

Each holder of common shares shall have one vote for each such share held of record on all matters submitted for shareholder approval. Except as otherwise specifically required by law, or except as specifically provided in these articles of incorporation, all other matters requiring shareholder approval shall require an affirmative vote of a majority of the shares voting thereon. The holders of the common shares shall have unlimited voting rights and the right to receive the net assets of the corporation upon its dissolution. At each election of directors, no shareholder shall be entitled to cumulate his or her votes in voting for the election of directors.

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ARTICLE V

The corporation elects to have preemptive rights.

ARTICLE VI

The corporation shall indemnify to the fullest extent permitted by the Florida Business Corporation Act any person who has been made, or is threatened to be made, a party to an action, suit, or proceeding, whether civil, criminal, administrative, investigative, or otherwise (including an action, suit or proceeding by or in the right of the corporation), by reason of the fact that the person is or was a director or officer of the corporation, or a fiduciary within the meaning of the Employee Retirement Income Security Act of 1974 with respect to an employee benefit plan of the corporation, or serves or served at the request of the corporation as a director, or as an officer, or as a fiduciary of an employee benefit plan, of another corporation, partnership, joint venture, trust or other enterprise. In addition, the corporation shall pay for or reimburse any expenses incurred by such persons who are parties to such proceedings, in advance of the final disposition of such proceedings, to the full extent permitted by the Florida Business Corporation Act.

ARTICLE VII

The Florida Control-Share Acquisition sections of the Florida Business Corporation Act (§§ 607.0901 through 607.0903) shall not be applicable to this corporation.

ARTICLE VIII

The bylaws of the corporation may be amended by majority vote of either the directors or the shareholders.

ARTICLE IX

The number of directors of the corporation shall be fixed by the bylaws of the corporation. The initial board of directors shall consist of 2 directors whose name and addresses are as follows:

PAMELA S. MORSE
408 COPPERLEAF CIRCLE
BRANDON, FL. 33511

BERNARD J. MORSE IV
408 COPPERLEAF CIRCLE
BRANDON, FL. 33511

ARTICLE X

The initial registered agent of the corporation is Bernard J. Morse IV. The street address of the corporation's initial registered office is 408 Copperleaf Circle, Brandon, Fl. 33511.

ARTICLE XI

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

408 Copperleaf Circle
Brandon, Fl. 33511

ARTICLE XII

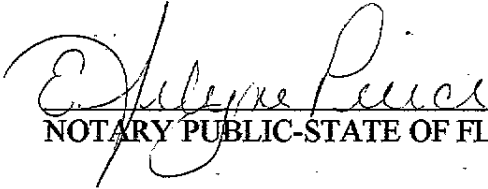
The name and address of the incorporator to these Article of Incorporation is Bernard J. Morse IV.

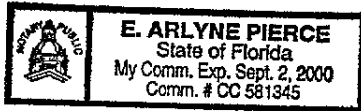
The undersigned incorporator has executed these Articles of Incorporation this 12 day of MARCH, 1999.


BERNARD J. MORSE IV, Incorporator

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED before me, an officer duly authorized to take acknowledgments on this 15th day of March, 1999 personally appeared Bernard J. Morse IV who is personally known to me and who did take an oath.

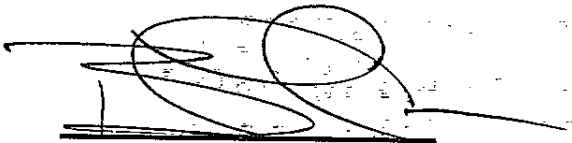

NOTARY PUBLIC-STATE OF FLORIDA



**CONSENT TO SERVE AS REGISTERED AGENT
FOR
JOYCE PROPERTY HOLDINGS CORPORATION**

Having been named in the state of Florida as registered agent and to accept service of process for the above stated corporation, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

Date:



**BERNARD J. MORSE IV
408 COPPERLEAF CIRCLE
BRANDON, FL. 33511**

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TALLAHASSEE, FLORIDA**