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LAW OFFICES OF

Mickler & Mickler

5452 ARLINGTON EXPRESSWAY

JACKSONVILLE, FLORIDA 32211

TELEPHONE (904) 725-0822

FACSIMILE (904) 725-0855

E MAIL - PLANMAN@CYBERMAX.NET

May 21, 1999

ALBERT H. MICKLER

BRYAN K. MICKLER

Corporate Records Bureau
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL 32301

RE: New Corporation - filing fee
Attn: Barbara Borque

700002884827--6
-05/25/99--01001--008
****122.50 ****78.75

Dear Ms. Borque:

EFFECTIVE DATE
4-27-99

Thank you very much for your phone call today. Enclosed please find my check in the amount of \$122.50 for the corporation fees for FLA-TEX CONSTRUCTION, INC. We previously sent the incorporation papers but neglected to include the check.

Please call my office collect if any additional information is needed.

Thank you.

Very truly yours,

Albert H. Mickler

AHM/cf
Enclosures

FILED
99 APR 28 AM 11:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

B. BROCK MAY 25 1999

file 4/28/99 au bc

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TELEPHONE (904) 725-0822
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ALBERT H. MICKLER

April 27, 1999

BRYAN K. MICKLER

Corporate Records Bureau
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL 32301

RE: New Corporation

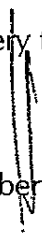
Dear Sir:

Enclosed please find an original and one copy of the Articles of Incorporation for a new corporation named FLA-TEX CONSTRUCTION, INC. together with the Acceptance of Registered Agent. Also enclosed please find my check in the amount of \$122.50 for the corporation fees.

Please call my office collect if any additional information is needed.

Thank you.

Very truly yours,


Albert H. Mickler

AHM/mmh
Enclosures

119900005536

EFFECTIVE DATE
4-27-99

ARTICLES OF INCORPORATION
OF
FLA-TEX CONSTRUCTION, INC.

FILED
99 APR 28 11:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscribers to these Articles of Incorporation, being natural persons competent to contract, hereby form a corporation under the laws of the State of Florida.

ARTICLE I
NAME

The name of this corporation is: FLA-TEX CONSTRUCTION, Inc.

ARTICLE II
NATURE OF BUSINESS

This corporation may engage in the operation of a residential construction business and other business permitted under the laws of the United States or of the State of Florida.

ARTICLE III
AMOUNT OF CAPITAL

The amount of capital with which this corporation will begin business shall not be less than FIVE HUNDRED Dollars (\$500.00).

ARTICLE IV
CAPITAL STOCK

The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is FIVE HUNDRED SHARES of common stock, having a nominal or par value of One Dollar (\$1.00) per share.

ARTICLE V
DURATION

The duration of this corporation shall be perpetual. Corporate existence shall begin at the date of the subscription and acknowledgment hereof, provided that all of the requirements of law are met.

ARTICLE VI
ADDRESS

The initial street address in the State of Florida of the principal office of this corporation is:

12925 Julington Road
Jacksonville, FL 32258

The Board of Directors may from time to time move the office to any other place in Florida.

ARTICLE VII
DIRECTORS

The number of directors which this corporation shall have shall never be less than the minimum number required by law nor more than six. The number may be increased or decreased as provided by the By-Laws from time to time.

ARTICLE VIII
INITIAL DIRECTORS

The names and addresses of the members of the first Board of Directors, which shall consist of two members initially, are:

Robert G. Richards
12925 Julington Road
Jacksonville, FL 32258

Robert Vaupel
12925 Julington Road
Jacksonville, FL 32258

ARTICLE IX
OFFICERS

This corporation shall have the following officers: a President-Secretary and a Vice President and such other officers as may be appointed by the Board of Directors or established by the By-Laws from time to time.

ARTICLE X
SUBSCRIBERS

The names and street addresses of the subscribers of these Articles of Incorporation are:

Robert G. Richards
12925 Julington Road
Jacksonville, FL 32258

Robert Vaupel
12925 Julington Road
Jacksonville, FL 32258

ARTICLE XI
POWERS

This corporation shall have the following powers: All powers as are now and as are hereafter conferred upon it by law. The corporation shall continue to have all powers which the law now confers upon it even though the law conferring such power or powers is later amended or repealed. This provision shall be construed to give this corporation the broadest and most comprehensive powers permitted by law.

ARTICLE XII
MISCELLANEOUS

Ownership of Stock in this Corporation shall not be required to make any person eligible to hold office or to become a director or officer in this corporation.

Any subscribers or stockholder present at any meeting, either in person or by proxy, and any director present in person or by proxy, and any director present in person at any meeting of the Board of Directors shall be conclusively deemed to have received proper notice of such meeting unless he or she shall make objection at such meeting to any defect or insufficiency of notice.

The Board of Directors is hereby specifically authorized to make provisions for reasonable compensation to its members for their services as Directors, and to fix the basis and the 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.

Unless otherwise provided in the By-Laws, no stockholder shall have a pre-emptive right to purchase his pro rata share of new stock.

Unless otherwise provided in the By-Laws, cumulative voting shall not be permitted.

No contract or other transaction between this corporation and any other corporation shall be affected by the fact that any Director or Officer of this corporation is interested in, or is a Director or Officer of, such other corporation.

No contract or other transaction of this corporation with any person, firm or corporation shall be affected by the fact that any Director or Officer of this corporation is in any way connected with such person, firm or corporation.

Any Director of this Corporation, either individually or jointly, may be a party to, or may be interested in, any contract or transaction of this corporation or in which the corporation is interested.

ARTICLE XIII AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a Stockholder's Meeting by a majority of the stock entitled to vote thereon, unless all the Directors and Stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation are made. These Articles of Incorporation may be amended in any other manner permitted by law.

ARTICLE XIV REGISTERED AGENT


The registered agent of this corporation is Albert H. Mickler, 5452 Arlington Expressway, Jacksonville, FL 32211.

ARTICLE XV
REGISTERED OFFICE

The registered office of this corporation shall be at 5452 Arlington Expressway,
Jacksonville, FL 32211.

SIGNED AND EXECUTED at Jacksonville, (Duval County), Florida this 27 day of
April, 1999.


ROBERT G. RICHARDS


ROBERT VAUPEL

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE me personally appeared Robert G. Richards, who produced the following
identification: personally known
and who being by me known to be the same person identified therein; and he stated that
he has read the foregoing document and that the facts contained therein are true and correct

and that he affixes his signature for the purposes stated herein.

Sworn and subscribed to before me
this 27 day of April, 1999.

Carolynn J. Mickler
Notary Public, State of Florida
My Commission Expires:



CAROLYNN MICKLER
My Comm Exp. 12/17/99
Bonded By Service Ins
No. CC518851
 Personally Known Other I.D.

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE me personally appeared Robert Vaupel who produced the following
identification: personally known

and who being by me known to be the same person identified therein; and she stated that
she has read the foregoing document and that the facts contained therein are true and
correct and that she affixes her signature for the purposes stated herein.

Sworn and subscribed to before me
this 27 day of April, 1999.

Carolynn J. Mickler
Notary Public, State of Florida
My Commission Expires:



CAROLYNN MICKLER
My Comm Exp. 12/17/99
Bonded By Service Ins
No. CC518851
 Personally Known Other I.D.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

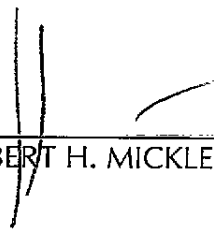
ACCEPTANCE OF REGISTERED AGENT

STATE OF FLORIDA

COUNTY OF DUVAL

Before me came Albert H. Mickler, who being first duly sworn, deposes and says:

1. That his office is located at 5452 Arlington Expressway, Jacksonville, FL 32211
2. That he accepts the position of Registered Agent for the corporation known as
FLA-TEX CONSTRUCTION, INC.
3. I hereby state that I am familiar with and accept the duties and responsibilities
as registered agent for said corporation.

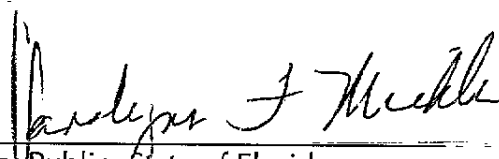

ALBERT H. MICKLER

I HEREBY CERTIFY that on this 27th day of April, 1999, before me, an officer duly qualified to take acknowledgments, personally appeared ALBERT H. MICKLER, to me known to be the person described in and who executed the foregoing Acceptance and acknowledged before me that he executed same.

WITNESS my hand and seal in the County and State last aforesaid this 27th day of April, 1999.



CAROLYNN MICKLER
My Comm Exp. 12/17/99
Bonded By Service Ins
No. CC518851
 Personally Known Other I.D.



Notary Public, State of Florida
at Large
My Commission Expires: