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June 16, 1999

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

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-06/21/99--01091--006
****122.50 ****78.75

Gentlemen:

RE: Articles of incorporation for AVENUE ONE REALTY, INC.

Enclosed herewith are two copies of the Articles of Incorporation for Avenue One Realty, Inc., which have been signed by the incorporator and notarized.

Also enclosed is a check for \$122.50, representing the cost of the filing fees for a profit corporation as per your schedule of fees.

Please return the certified copy of the charter document to Avenue One Realty, Inc., 5075 West Irlo Bronson Highway, Kissimmee, FL 34746. Should you have any questions, you may reach me at (407) 390-8200.

Sincerely yours,


Jeanne A. Kline
Incorporator

/dj
Encs.

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99 JUN 21 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TS 6/23/99

ARTICLES OF INCORPORATION
FOR
AVENUE ONE REALTY, INC.

These articles of incorporation are signed by the incorporator for the purpose of forming a profit corporation pursuant to the provisions of Florida Statutes, Section 607.164 and 607.034, as follows:

Article One

The name of the corporation is AVENUE ONE REALTY, INC.

Article Two

The purpose or purposes for which the corporation is organized is to provide real estate services to the general public, and any other lawful business for which the corporation may be incorporated under this chapter.

Article Three

The total authorized capital stock is 1,000 shares. Common shares par value \$1.00 per share.

Article Four

The address of the initial registered office is:

5075 West Irlo Bronson Highway, Kissimmee, FL 34746

The mailing address of the office is:

5075 West Irlo Bronson Highway, Kissimmee, FL 34746

The name of the initial registered agent is Jeanne Kline.

Article Five

The name and address of the initial directors are:

Jeanne Kline, 3250 South Indiana Avenue, St. Cloud, FL 34769

Ronald Bressan, 4791 Warrior Lane, Kissimmee, FL 34746

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TALLAHASSEE, FLORIDA

Article Six

The name and address of the incorporator is:

Jeanne Kline, 3250 South Indiana Avenue, St. Cloud, FL 34769

In Witness Whereof, the undersigned, the incorporator of the above named corporation, have hereunto signed these Articles of Incorporation on this 16th day of June, 1999.

Jeanne A. Kline
Jeanne A. Kline

STATE OF FLORIDA
COUNTY OF OSCEOLA:

Before me, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared Jeanne Kline, known to me and known to be the person who executed the foregoing Articles of Incorporation, and who acknowledged before me that she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the State and County aforesaid, this 16th day of June, 1999.

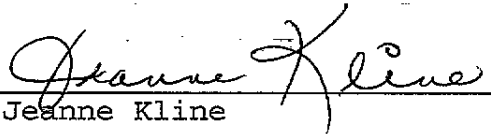
William Ross Coughtry
NOTARY PUBLIC

My commission expires: Jan. 31, 2003

William Ross Coughtry
Notary Public, State of Florida
My Comm. Expires Jan. 31, 2003
Comm. No. CC804920

REGISTERED AGENT'S ACCEPTANCE.

I, Jeanne Kline, declare that I am familiar with and accept the duties and responsibilities as registered agent for Avenue One Realty, Inc. and agree to comply with the provisions of the Florida statutes in keeping open said office.


Jeanne Kline

DATE: 6-16-99

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TALLAHASSEE, FLORIDA