

TRANSMITTAL LETTER

P 99000086114

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

300002997513--0
-09/27/99-01096-003
*****78.75 *****78.75

SUBJECT: Properties by JAR, Inc
(Proposed corporate name - must include suffix)

99 SEP 27 AM 11:06
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00 Filing Fee
 \$78.75 Filing Fee & Certificate of Status

<input checked="" type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
ADDITIONAL COPY REQUIRED	

FROM: Jean Ann Ryan
Name (Printed or typed)

308 SE 14 Street
Address

Fort Lauderdale, FL 33316
City, State & Zip

954-523-6399
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

F. CHESBROUGH SEP 29 1999

599 47508

**Articles of Incorporation
For
Properties by JAR, Inc.**

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. Name

The name of the corporation shall be: Properties by JAR, Inc.

Article II. Principal Office

The principle place of business and mailing address of this corporation shall be:
308 S.E. 14th Street
Fort Lauderdale, Florida 33316

Article III. Shares

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: One hundred (100) shares of common stock with a par value of \$0.01 (one cent) per share.

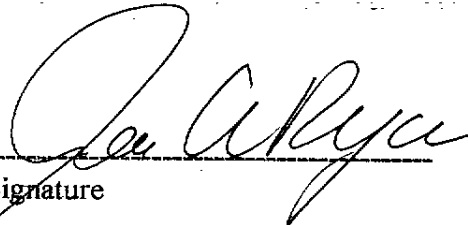
Article IV. Initial Registered Agent and Street Address

The name and address of the initial registered agent is:
Jean Ann Ryan
308 S.E. 14th Street
Fort Lauderdale, Florida 33316

Article V. Incorporator

The Name and street address of the incorporation to these Articles of Incorporation is:
Jean Ann Ryan
2200 South Ocean Lane, Suite 2510
Fort Lauderdale, Florida 33316

The undersigned has executed these Articles of Incorporation this 22nd day of September, 1999.



Signature

Note: Affixing an officer title after a signature of an incorporator does not constitute the designation of officers.

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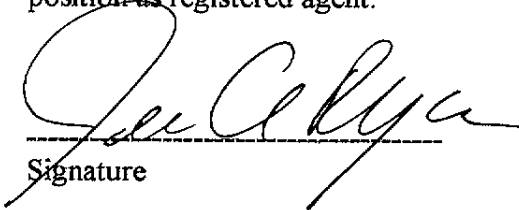
Certificate of Designation of Registered Agent/Registered Office

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/ REISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: Properties by JAR, Inc.
2. The name and address of the registered agent and office is:

Jean Ann Ryan
308 S.E. 14th Street
Fort Lauderdale, Florida 33316

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Signature

9/22/99

Date

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

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