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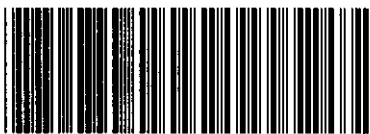
**CERTIFICATE OF INCORPORATION
ON CHANGE OF NAME**

Company No. 5440987

The Registrar of Companies for England and Wales hereby certifies that
ACADEMY ESTATE AGENTS LIMITED

having by special resolution changed its name, is now incorporated
under the name of
FR LAND INVESTMENTS LIMITED

Given at Companies House, Cardiff, the 28th July 2005



C05440987R

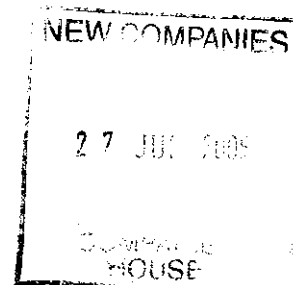


THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House
— for the record —

200858/10



Company Number 5440987

The Companies Acts 1985 to 1989

Special Resolution
(pursuant to Section 378 of the Companies Act 1985)


of

ACADEMY ESTATE AGENTS LIMITED

At an Extraordinary General Meeting of the members of the above named Company
held at (venue) 22A MARKET STREET, ALTON, HAMPSHIRE, GU34 1HA
On the 26 day of JULY 2005 the following Special Resolution was passed:

THAT the name of the Company be changed to:

FR LAND INVESTMENTS LIMITED


Chairman

