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ACCOUNT NO. : 072100000032
REFERENCE : 106979 6594A
AUTHORIZATION : Patricia Pizutto
COST LIMIT : \$ 70.00

ORDER DATE : April 6, 2001
ORDER TIME : 11:32 AM
ORDER NO. : 106979-005
CUSTOMER NO: 6594A

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CUSTOMER: Joel S. Piotrkowski, Esq
Green Kahn & Piotrkowski, Pa
317 71st Street
Miami Beach, FL 33141

DOMESTIC FILING

NAME: SOUTHEAST REALTY HOLDINGS,
INC.

EFFECTIVE DATE:

- XX ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- XX PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165
EXAMINER'S INITIALS:

FILED
2001 APR -6 PM 2:04
SECRETARY OF STATE
TALLAHASSEE FLORIDA

RECEIVED
01 APR -6 PM 12:04
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
S/M

FILED

2001 APR -6 PM 2:04

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

SOUTHEAST REALTY HOLDINGS, INC.

The undersigned, of legal age, hereby form this corporation under the laws of the State of Florida.

ARTICLE I.

NAME

The name of this corporation shall be SOUTHEAST REALTY HOLDINGS, INC.

ARTICLE II.

GENERAL NATURE OF BUSINESS

The general nature of the business and the objects and purposes proposed to be transaction and carried on are to do any and all of the things mentioned, as fully and to the same extent as natural persons might or could do, including, but not limited to:

1. Any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III.

CAPITAL STOCK

The corporation is authorized to have Five Hundred (500) Shares of stock outstanding with a par value of One and No/100 (\$1.00) Dollar each.

All of said stock shall be payable in cash, property (real or personal), labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this corporation.

ARTICLE IV.

CORPORATE EXISTENCE

This corporation shall exist perpetually, unless sooner dissolved according to law.

ARTICLE V.

PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation shall be 317 - 71st Street, Miami Beach, FL 33141 with the privilege of having branch offices at other places within or without the State of Florida.

ARTICLE VI.

REGISTERED AGENT

The name and street address of the Registered Agent of this corporation is Joel S. Piotrkowski, 317 - 71st Street, Miami Beach, FL 33141.

ARTICLE VII.

NUMBER OF DIRECTORS

The number of directors of this corporation shall be not less than one (1) or more than the number specified in the by-laws of the corporation.

ARTICLE VIII.

DIRECTORS

The names and street addresses of the first Board of Directors who, subject to the provisions of these Articles of Incorporation and By-Laws of the corporation, shall hold office for the first year of the existence of the corporation, shall hold office for the first year of the existence of the corporation or until their successors are elected or appointed and have qualified are:

<u>Name</u>	<u>Address</u>
Martin Christen	317 - 71st Street Miami Beach, FL 33141

ARTICLE IX.

INCORPORATOR

The name and street address of the Incorporator to these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Martin Christen	317 - 71st Street Miami Beach, FL 33141

ARTICLE X.

OTHER PROVISIONS

The Directors of this corporation shall have the power to make or amend the By-Laws and to fix any amount to be reserved for working capital.

The private property of the stockholders shall not be subject to the payment of the corporate debts in any extent whatever. The corporation shall have a first lien on the shares of its members and upon the dividends due them for any indebtedness of such members of the corporation.

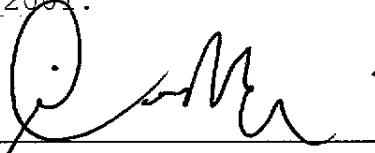
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation, this 31st day of March, 2001.


MARTIN CHRISTEN

COUNTRY OF THE BAHAMAS)
:SS.
PROVINCE OF NASSAU)

The foregoing instrument was acknowledged before me this 31st day of March, 2001, by Martin Christen, to me well known to be the individual described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that she executed the same for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal, this 31st day of March, 2001.



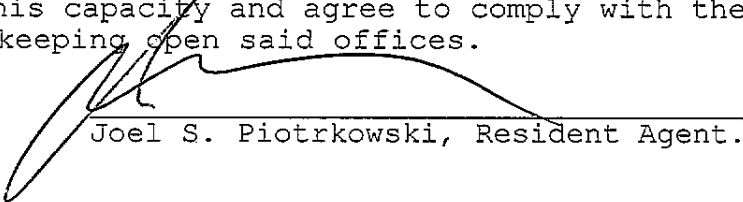
Michael C. E. Turner
Notary Public
My commission expires
on 31/12/2001

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuant of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that Southeast Realty Holdings, Inc. desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in the City of Miami Beach, County of Miami-Dade, State of Florida has named Joel S. Piotrkowski, as its agent to accept service of process within this State.

Having been named to accept service of process for the above states corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act to keeping open said offices.



Joel S. Piotrkowski, Resident Agent.

FILED
2001 APR - 6 PM 2: 04
SECRETARY OF STATE
TALLAHASSEE FLORIDA