

LETTER OF TRANSMITTAL

P95000008508

Date January 26, 1995

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

200001392242
-01/30/95--01015--005
****122.50 ****122.50

Re: Southeastern Realty Corporation, Inc.
(name of corporation)

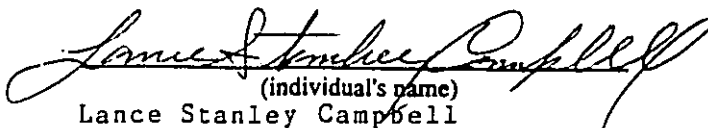
Gentlemen:

Enclosed please find the original and one copy of the Articles of Incorporation, together with my check in the amount of \$122.50.

This represents the cost of the Filing Fees, Certified Copy of Articles of Incorporation and Registered Agent Designation for the above named corporation.

Very truly yours,

FILED
1995 JAN 27 PM 2:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA


(individual's name)
Lance Stanley Campbell

Southeastern Realty Corporation
(name of corporation)

MS 2/1/95

MAILING ADDRESS OF CORPORATION		
15842 112th Drive North		
Jupiter, FL 33478		
PHONE		
(407)	744-7701	
Area Code	Number	Ext.

ARTICLES OF INCORPORATION

of

Southeastern Realty Corporation

(name of corporation)

The undersigned subscriber(s) to these Articles of Incorporation, natural person(s) competent to contract, hereby form a corporation under the laws of the State of Florida.

ARTICLE I - CORPORATE NAME

The name of the corporation is:

Southeastern Realty Corporation

ARTICLE II - DURATION

This corporation shall exist perpetually unless dissolved according to Florida law.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue One Hundred shares (100) of One dollar Dollar(s) (\$1.00) par value Common Stock, which shall be designated "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the Initial Registered Agent office and the name of the Initial Registered Agent at that office is:

NAME	Lance Stanley Campbell		
ADDRESS	15842 112th Drive North		
CITY	Jupiter	FLORIDA	ZIP 33478

The principal office, if known, or the mailing address of the corporation is:

NAME	Lance Stanley Campbell/Southeastern Realty Corporation		
ADDRESS	15842 112th Drive North		
CITY	Jupiter	FLORIDA	ZIP 33478

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial director(s) of the corporation are as follows:

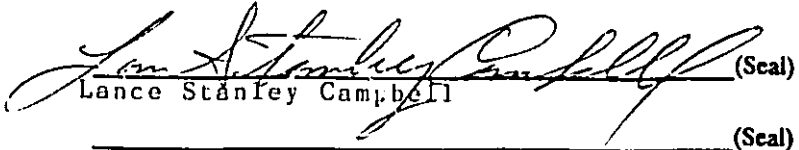
NAME	Lance Stanley Campbell		
ADDRESS	15842 112th Drive North		
CITY	Jupiter	STATE Florida	ZIP 33478
NAME			
ADDRESS			
CITY		STATE	ZIP
NAME			
ADDRESS			
CITY		STATE	ZIP

ARTICLE VII - INCORPORATORS

The names and addresses of the incorporators signing these Articles of Incorporation are as follows:

NAME	Lance Stanley Campbell		
ADDRESS	15842 112th Drive North		
CITY	Jupiter	STATE	Florida ZIP FL
NAME			
ADDRESS			
CITY		STATE	ZIP
NAME			
ADDRESS			
CITY		STATE	ZIP

IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 26th day of January, 1995.

 (Seal)
 Lance Stanley Campbell
 _____ (Seal)
 _____ (Seal)

**CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT**

**CERTIFICATE OF REGISTERED AGENT
OF**

FILED
1995 JAN 27 PM 2:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Southeastern Realty Corporation

(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:
The above corporation, desiring to organize under the laws of the State of Florida with
its registered office as indicated in the Articles of Incorporation

at 15842 112th Drive North

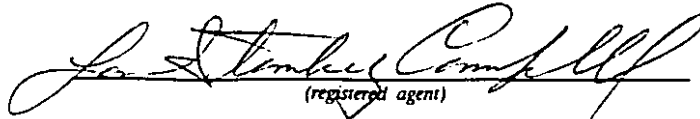
Jupiter, FL 33478

has named Lance Stanley Campbell

located at the aforesaid address, as its Registered Agent to accept service of process
within this state.

ACKNOWLEDGEMENT

Having been named as Registered Agent to accept service of process for the above
stated corporation at the place designated in this certificate, and being familiar with
the obligations of that position, I hereby accept to act in this capacity, and agree to
comply with the provisions of Florida Law in keeping open said office.


(registered agent)