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((H95000005372))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: SOUTHEAST REAL ESTATE CORPORATION
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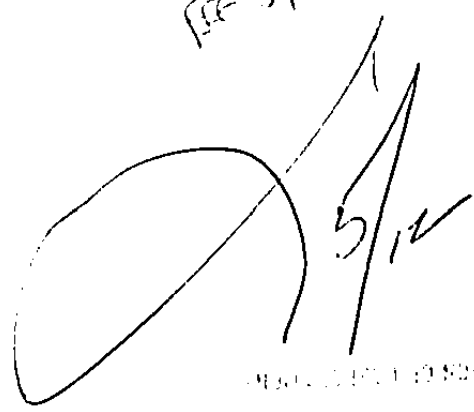
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EFFECTIVE DATE
5-11-95

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
SOUTHEAST REAL ESTATE CORPORATION

FILED
MAY 12 PM 2:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned does hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I

The name of the corporation shall be SOUTHEAST REAL ESTATE CORPORATION.

EFFECTIVE DATE
5-11-95

ARTICLE II

The principal place of business and mailing address of this corporation shall be 8201 Blue Lagoon Drive, Suite 350, Miami, Florida 33126.

ARTICLE III

This corporation's existence shall be effective on the date of subscription of these Articles, and the corporation shall have perpetual existence.

ARTICLE IV

The general purpose for which this corporation is organized is to transact any or all lawful business permitted under the laws of the State of Florida.

Jeffrey N. Marks, Esq.
Florida Bar No. 156969
3040 N.W. 163rd Street
Miami, Florida 33162
(305) 940.8652

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ARTICLE V

The aggregate number of shares which the corporation shall have authority to issue shall be as follows:

<u>Number of Shares Authorized</u>	<u>Par Value</u>	<u>Class of Stock</u>
100	\$1.00	Common

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

ARTICLE VI

The street address of the initial registered office of this corporation and its initial registered agent are as follows:

<u>Name</u>	<u>Address</u>
Jeffrey W. Marks	2040 N.W. 163rd Street, Suite 202 Miami, Florida 33162

ARTICLE VII

This corporation shall have at least one director, with the exact number of directors to be specified by the shareholders from time to time unless the shareholders shall, by a majority vote hereafter, determine that the corporation be managed by the shareholders. The names and addresses of the directors of the corporation, who shall hold office for the first year or until their successors are duly elected and qualified, shall be:

Jeffrey W. Marks, Esq.
Florida Bar No. 186988
2040 N.W. 163rd Street
Miami, Florida 33162

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<u>Name</u>	<u>Address</u>
Blair F. Hyatt	3201 Blue Lagoon Drive, Suite 350 Miami, Florida 33126
Richard Driscoll	3201 Blue Lagoon Drive, Suite 350 Miami, Florida 33126
Mark A. Milgram	3201 Blue Lagoon Drive, Suite 350 Miami, Florida 33126
Anne Fetherston	3201 Blue Lagoon Drive, Suite 350 Miami, Florida 33126

ARTICLE VIII

The name and address of the Incorporator is:

<u>Name</u>	<u>Address</u>
Jeffrey W. Marks	2040 N.W. 163rd Street, Suite 200 Miami, Florida 33162

ARTICLE IX

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

ARTICLE X

This corporation, by duly adopted action of the Board of Directors, may indemnify and insure its officers and directors to the extent permitted by law either now existing or hereafter enacted.

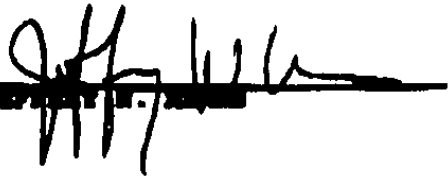
IN WITNESS WHEREOF, the undersigned, being the original Incorporator of the above-named corporation, for the purpose of

Jeffrey W. Marks, Esq.
Florida Bar No. 186989
2040 N.W. 163rd Street
Miami, Florida 33162

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forming a corporation to do business both within and without the State of Florida, under the laws of Florida, does make and file these Articles, hereby declaring and certifying that the facts herein stated are true, and executes these Articles of Incorporation this 14 day of May, 1995.


JEFFREY W. MARKS

Jeffrey W. Marks, Esq.
Florida Bar No. 198889
2040 N.W. 163rd Street
Miami, Florida 33162

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 507.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the corporation is: **SOUTHEAST REAL ESTATE CORPORATION.**

2. The name and address of the registered agent and office is: **Jeffrey M. Marks, 2040 N.W. 163rd Street, Suite 208, Miami, Florida 33162.**


JEFFREY M. MARKS
5/1/95

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.


JEFFREY M. MARKS

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Jeffrey M. Marks, Esq.
Florida Bar No. 186989
2040 N.W. 163rd Street
Miami, Florida 33162

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