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February 25, 1997

Florida Department of State
Division of Corporations
Qualification/Registration Section
P.O. Box 6327
Tallahassee, Florida 32314

300002102849--4
-03/03/97--01125-018
****122.50 ****122.50

Re: Articles of Incorporation of Buckingham Properties


Dear Sir or Madam:

Enclosed for filing are an original and one copy of the executed Articles of Incorporation of Buckingham Properties (the "Corporation"), together with a check in the amount of \$122.50 payable to the Florida Department of State to cover filing fees, the designation of the Corporation's registered agent, and a certified copy of the Corporation's Articles of Incorporation.

Please file the enclosed Articles and return to me a certified copy thereof. If you have any questions, please contact me at the above address or phone number.

Thank you for your attention to this matter.

Very truly yours,


GAVE
Frank L. Pohl

FLP/lkw
Enclosures

AUTHORIZATION BY PHONE TO
CORRECT Corp. Suffix
DATE 3/11/97
DOC. EXAM. cf

FILED
STATE
CORPORATIONS
97 MAR -3 11:11:33

cf 3/11/97

**ARTICLES OF INCORPORATION
OF
BUCKINGHAM PROPERTIES, INC.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 MAR -3 AM 11:34

THE UNDERSIGNED, acting as sole incorporator of **BUCKINGHAM PROPERTIES, INC.** under Chapter 607 of the Florida Statutes, hereby adopts the following Articles of Incorporation for such corporation:

**ARTICLE I
NAME**

The name of the corporation is **BUCKINGHAM PROPERTIES , INC.**

**ARTICLE II
SHARES**

The number of shares which the corporation shall have authority to issue is Ten Thousand (10,000), consisting of a single class of common stock, one cent (\$.01) par value per share.

**ARTICLE III
PRINCIPAL OFFICE**

The address of the Principal Office of the corporation is 1341 Chestnut Avenue, Winter Park, Florida 32789. The location of the Principal Office shall be subject to change as may be provided in bylaws duly adopted by the Corporation.

**ARTICLE IV
MAILING ADDRESS**

The mailing address of the corporation is 1341 Chestnut Avenue, Winter Park, Florida 32789.

**ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT**

The address of the initial Registered Office of the corporation is 1341 Chestnut Avenue, Winter Park, Florida 32789, and the initial Registered Agent at such address is John A. Craft, III, Incorporator.

ARTICLE VI
INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the corporation is two (2). The number of Directors may be increased or decreased from time to time, but in no event shall the number of Directors be less than one (1). The names and addresses of the persons who are to serve as initial Directors until the first annual meeting of the shareholders of the corporation or until successor Directors are elected and shall qualify are as follows:

ARTICLE VII
INCORPORATOR

The name and address of the sole incorporator of the corporation is John A. Craft, III, 1341 Chestnut Avenue, Winter Park, Florida 32789.

IN WITNESS WHEREOF, these Articles have been signed by the undersigned incorporator this 25th day of February, 1997.



John A. Craft, III, Incorporator

**ACCEPTANCE OF APPOINTMENT
BY INITIAL REGISTERED AGENT**

FILED
SECRETARY OF STATE
CORPORATIONS

97102-3 1111:34

THE UNDERSIGNED, an individual resident of the State of Florida, having been named in Article V of the foregoing Articles of Incorporation as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that he is familiar with, and hereby accepts, the obligations set forth in Section 607.0505, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to him as Registered Agent of the corporation.

DATED, this 25th day of February, 1997.


John A. Craft, III, Registered Agent