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THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 495358 100630A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : August 13, 1997

ORDER TIME : 10:57 AM

ORDER NO. : 495358-005

CUSTOMER NO: 100630A

CUSTOMER: Sidney L. Feuvrel, Jr., Esq
SIDNEY L. FEUVREL, JR., PA

1520 East Livingston Street

Orlando, FL 32803

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-08/13/97--01089--029
****122.50 ****122.50

DOMESTIC FILING

NAME: SOUTHERN CAPITAL REALTY
GROUP, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: W. Charles Earnest

EXAMINER'S INITIALS:

FILED
97 AUG 13 PM 3:26
STATE
TALLAHASSEE, FLORIDA

RECEIVED
97 AUG 13 PM 1:15
DIVISION OF CORPORATION

SN AUG 13 1997.

6

Sidney L. Feuvrel, Jr.

*Professional Association
Attorney and Counselor at Law*

*Member of Florida and Georgia Bar
Court Certified Mediator*



*1520 East Livingston Street
Orlando, Florida 32803*

(407) 896-6688

Fax (407) 894-4735

August 11, 1997

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

RE: SOUTHERN CAPITAL REALTY GROUP, INC.

Dear Sir or Madam:

Enclosed herewith are the original Articles of Incorporation for Southern Capital Realty Group, Inc., together with the prescribed resident agent form duly executed in compliance with Florida Statute 607.

Also enclosed is our check payable to the Secretary of State in the amount of \$122.50, covering the following fees:

Filing Fees	\$ 35.00
Certified Copy	52.50
Resident Agent Designation	35.00
TOTAL	\$ 122.50

I would appreciate your prompt attention to the filing of this corporation in order that Southern Capital Realty Group, Inc., is incorporated as soon as possible.

Thank you.

Sincerely,

Sidney L. Feuvrel, Jr.

SLF/tac
Enclosure

ARTICLES OF INCORPORATION
OF

SOUTHERN CAPITAL REALTY GROUP, INC.

FILED

97 AUG 13 PM 3:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is SOUTHERN CAPITAL REALTY GROUP, INC., with its mailing address and principal office at 510 Bianca Court, Altamonte Springs, FL 32701.

ARTICLE II
DURATION

The term of existence of this corporation is perpetual.

ARTICLE III
PURPOSE

The purpose for which the corporation is organized is for any lawful enterprise for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV
CAPITAL STOCK

The aggregate number of shares which the corporation has the authority to issue is seven thousand, five hundred (7,500) all of which shall be common shares with par value of one dollar (\$1.00).

ARTICLE V
REGISTERED OFFICE

The street address of the initial registered office of the corporation is:

510 Bianca Court
Altamonte Springs, Florida 32701

The name of the initial Registered Agent at such address is
SIDNEY L. FEUVREL, JR.

ARTICLE VI
DIRECTORS

The Board of Directors of the corporation shall consist of one
(1) member. The name and address is as follows:

DOUGLAS EDWARD WITTMER 1024 Bartlett Ct.
Oviedo, FL 32765

ARTICLE VII
INCORPORATOR

The name and address of the incorporator is:

DOUGLAS EDWARD WITTMER 1024 Bartlett Ct.
Oviedo, FL 32765

IN WITNESS WHEREOF, I have subscribed my name and seal on this
11 day of AUGUST, 1997.


DOUGLAS EDWARD WITTMER

STATE OF FLORIDA
DEPARTMENT OF STATE

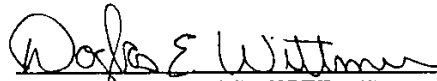
The following is submitted in compliance with Chapter 48.091,
Florida Statutes:

SOUTHERN CAPITAL REALTY GROUP, INC., a corporation organized
under the laws of the State of Florida with its principal office at
510 Bianca Court, Altamonte Springs, FL 32701 has named SIDNEY L.
FEUVREL, JR., 1520 East Livingston Street, Orlando, Florida 32803,
as its agent to accept service of process within this state.

OFFICERS:

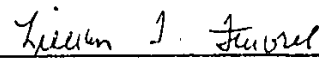
President/V. President/
Secretary/Treasurer

DOUGLAS EDWARD WITTMER
1024 Bartlett Court
Oviedo, FL 32765


DOUGLAS EDWARD WITTMER

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th
day of August, 1997 by DOUGLAS EDWARD WITTMER, who is personally
known to me and who did take an oath.



Notary Public, State of Florida

My Commission Expires:



ACCEPTANCE

I agree, as Resident Agent, to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the foregoing Florida designated address) in some conspicuous place in the office required by law.


SIDNEY L. FEUVREL, JR.

FILED
97 AUG 13 PM 3:26
TALLAHASSEE, FLORIDA