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FLORIDA DIVISION OF CORPORATIONS
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FROM: KIRK PINKERTON, A PROFESSIONAL ASSOCIATION
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NAME: SUNCOAST REAL ESTATE, INC.

AUDIT NUMBER.....H98000008810

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

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KIRK PINKERTON

05/11/98 MON 08:52 FAX

FAX AUDIT # H98-8810

ARTICLES OF INCORPORATION
OF
SUNCOAST REAL ESTATE, INC.

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, Chapter 607 of the Florida Statutes, hereby adopts the following Articles of Incorporation:

Article 1. Name. The name of the Corporation is:

SUNCOAST REAL ESTATE, INC.

Article 2. Mailing Address. The mailing address of the Corporation is:

5402 Marina Drive
Holmes Beach, Florida 34217

Article 3. Duration. The duration of the Corporation is perpetual.

Article 4. Purpose. The general purposes for which the Corporation is organized are the following:

A. To engage in and transact any lawful business for which corporations may be incorporated under the Florida Business Corporation Act. No other purpose limits this general purpose in any way.

B. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Prepared by: David M. Silberstein, Esq.
Kirk Pinkerton
720 South Orange Avenue
Sarasota, Florida 34236
(941) 364-2481
Atty Bar #436879

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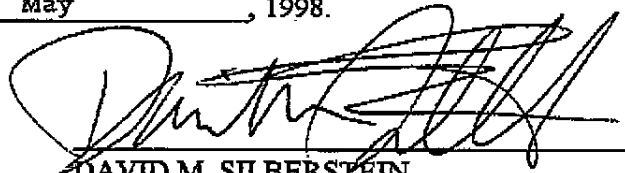
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ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of SUNCOAST REAL ESTATE, INC. which is contained in the foregoing Articles of Incorporation, and agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties, and accepts the duties and obligations of Section 607.0505, Florida Statutes.

DATED this 11th day of May, 1998.



DAVID M. SILBERSTEIN
Registered Agent

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