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Florida Department of State
Division of Corporations
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EFFECTIVE DATE

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To:
Division of Corporations
Fax Number : (850)922-4001

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

FLORIDA PROFIT CORPORATION OR P.A.

Southeastern Property Management Inc.

Certificate of Status	1
Certified Copy	0
Page Count	03
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B. McKnight MAY 17 1999



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

May 17, 1999

CORPORATE CREATIONS INTERNATIONAL INC.

SUBJECT: SOUTHEASTERN PROPERTY MANAGEMENT, INC.
REF: W99000011419

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

THE NAME CONFLICT IS SOUTHEAST PROPERTY MANAGEMENT COMPANY DOC #L50461 AND ALSO IN ARTICLE II CORRECT THE SPELLING OF THE CITY.

If you have any further questions concerning your document, please call (850) 487-6067.

Neyssa Culligan
Document SpecialistFAX Aud. #: E99000011693
Letter Number: 799A00026974

* Neyssa: we are aware of the
"SOUTHEAST" company but would like to
proceed with "SOUTHEASTERN PROPERTY MANAGEMENT,
INC."

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

Thanks.
~~Thank~~

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ARTICLES OF INCORPORATION

EFFECTIVE DATE

5-11-99

Article I. Name

The name of this Florida corporation is:
Southeastern Property Management Inc.

Article II. Address

The mailing address of the Corporation is:
Southeastern Property Management Inc.
177 Ocean Lane Drive, #209
Key Biscayne FL 33149

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Lizabeth F. Calvo
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Pablo Antonizzi
Maria del Rosario Padilla

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Lizabeth F. Calvo | FL Bar Member 40657
Lizabeth F. Calvo, P.A.
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149
305-365-0902
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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Lizabeth F. Calvo
Lizabeth F. Calvo, P.A.
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on May 11, 1999.

The undersigned incorporator executed these Articles of Incorporation on May 14, 1999



LIZABETH F. CALVO

by L.A. Uriarte as attorney-in-fact

Lizabeth F. Calvo | FL Bar Member 40657
Lizabeth F. Calvo, P.A.
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149
305-365-0902
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Southeastern Property Management Inc.

REGISTERED AGENT/OFFICE:

**Lizabeth F. Calvo
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



LIZABETH F. CALVO
by L.A. Uriarte as attorney-in-fact

Date: May 14, 1999

**Lizabeth F. Calvo | FL Bar Member 40657
Lizabeth F. Calvo, P.A.
328 Crandon Boulevard
Suite 226
Key Biscayne FL 33149
305-365-0902
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