

099000083291

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Collegiate Condominiums
Company

800002992208--7
-09/21/99--01034--011
*****78.00 *****78.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 21 PM 1:16

Art of Inc. File _____
LTD Partnership File _____
Foreign Corp. File _____
L.C. File _____
Fictitious Name File _____
Trade/Service Mark _____
Merger File _____
Art. of Amend. File _____
RA Resignation _____
Dissolution / Withdrawal _____
Annual Report / Reinstatement _____
Cert. Copy _____
Photo Copy _____
Certificate of Good Standing _____
Certificate of Status _____
Certificate of Fictitious Name _____
Corp Record Search _____
Officer Search _____
Fictitious Search _____
Fictitious Owner Search _____
Vehicle Search _____
Driving Record _____
UCC 1 or 3 File _____
UCC 11 Search _____
UCC 11 Retrieval _____
Courier _____

RECEIVED
99 SEP 21 AM 10:09
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

9/21/99

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP 21 PM 1:16

ARTICLES OF INCORPORATION
OF
COLLEGIATE CONDOMINIUMS COMPANY

ARTICLE I - NAME

The name of this Corporation is COLLEGIATE CONDOMINIUMS
COMPANY.

ARTICLE II - DURATION

This Corporation shall exist perpetually.

ARTICLE III - PURPOSE

This corporation is organized to engage in the general
business of developing student housing for college students;
selling and financing condominiums student housing for ownership by
parents and sgtudents; and engage in all related business
activities, and to transact such other related services as are
lawful in the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue Ten Thousand
(10,000) shares of ONE DOLLAR (\$1.00) par value common stock.

ARTICLE V - INITIAL PRINCIPAL OFFICE AND REGISTERED AGENT

The street address of the initial principal office of this
corporation is: 940 Highland, Ave. Orlando, Florida, 32803. The
name of the initial registered agent of this corporation at that
address is W. STEWART GILMAN.

ARTICLE VI - INITIAL BOARD OF DIRECTOR

The corporation shall have not less than one (1), nor more than five (5) Directors. The name and address of the initial Director of this Corporation is:

W. STEWART GILMAN

940 HIGHLAND AVE.
ORLANDO, FLORIDA 32803

ARTICLE VII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

W. STEWART GILMAN

940 HIGHLAND AVE.
ORLANDO, FLORIDA 32803

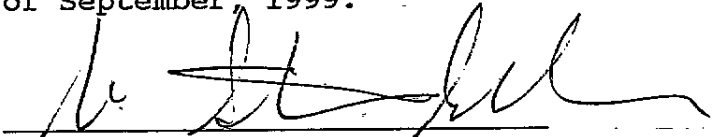
ARTICLE VIII - BY-LAWS

The power to adopt, alter or amend or repeal By-Laws shall be vested in the Board of Directors.

ARTICLE IX - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto.

EXECUTED this the 20th day of September, 1999.



W. STEWART GILMAN

STATE OF FLORIDA
COUNTY OF ORANGE

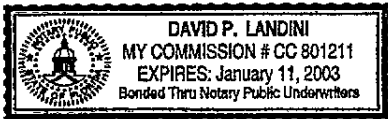
I hereby certify that on this day, before me an officer duly authorized in the State and County aforesaid to take

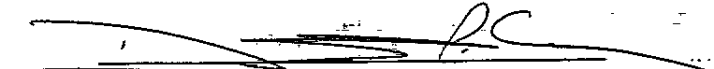
acknowledgments, personally appeared W. STEWART GILMAN, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

I relied upon the following form of Identification:

FL Drivers license

WITNESS my hand and official Seal in the aforesaid County and State this the 20th Day of September, 1999.




NOTARY PUBLIC
State of Florida at Large

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAME OF PERSON UPON WHOM
PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said act:

FIRST --- That COLLEGIATE CONDOMINIUMS COMPANY desiring to
organize under the laws of the State of Florida, with it's
principal office as indicated in the articles of incorporation at
940 Highland Ave., City of Orlando, County of Orange, State of
Florida, has named W. STEWART GILMAN located at 940 Highland Ave.,
Orlando, Florida 32803, as it's agent to accept service of process
within this state.

Having been named to accept service of process for the
above stated corporation, at the place designated in this
certificate, I hereby accept to act in this capacity, and agree to
comply with said act relative to keeping said office open.

DATE

9/20/90

BY:

RESIDENT AGENT

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 21 PM 1:16