

P010000004955

M. G. TITLE SERVICES, INC.

LeJeune Centre - Suite 316

780 N.W. LeJeune Road

Miami, Florida 33126

Telephone: (305) 447-0660

Facsimile: (305) 447-8177

January 8, 2001

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314
Attn: NEW FILINGS

Re: 305-69 STREET, CORP.

600003531396--8

-01/10/01--01063--003

122.50 **78.75

Dear Sir/Madam:

Enclosed please find the original Articles of Incorporation for the above-named corporation, together with a check for \$122.00 for the filing fees. Please file this corporation and return proof of filing to us as soon as practicable.

Thank you for your cooperation.

Sincerely,


MARIA EUGENIA GONZALEZ

MEG/vea
Enclosures

FILED
01 JAN 10 PM 1:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch JAN 12 2001

ARTICLES OF INCORPORATION

OF

305-69 STREET, CORP.

FILED

01 JAN 10 PM 1:50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the 305-69 STREET, CORP., hereby adopts the following Articles of Incorporation:

ARTICLE ONE

NAME

The name of this corporation is: 305-69 STREET, CORP.

ARTICLE TWO

PRINCIPLE ADDRESS

The principle address of the Corporation is 305- 69 STREET, MIAMI BEACH, FLORIDA 33141.

ARTICLE THREE

DURATION

The term of existence of the corporation is perpetual.

ARTICLE FOUR

PURPOSE

The corporation may transact any and all lawful business for which corporation may be incorporated under the laws of the State of Florida.

ARTICLE FIVE

CAPITAL STOCK

The maximum number of shares which the corporation has authority to issue is FIVE HUNDRED SHARES (500), all of which shall be common shares with a non par value.

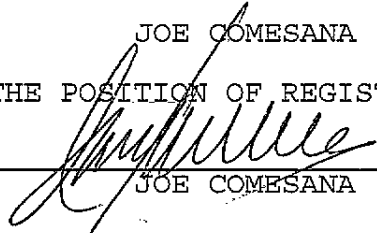
ARTICLE SIX

REGISTERED OFFICE

The street address of the initial registered office of the corporation shall be: 2110 LUCERNE AVENUE, SUNSET ISLAND NO. 4, MIAMI BEACH, FLORIDA 33140, and the name of the initial Registered Agent at such address is:

JOE COMESANA

I DO HEREBY ACCEPT THE POSITION OF REGISTERED AGENT:


JOE COMESANA

ARTICLE SEVEN

PREEMPTIVE RIGHTS

7.02 The names and addresses of the initial directors of the first Board of Directors shall be as follows:

<u>Name:</u>	<u>Address:</u>
Joe Comesana President	2110 Lucerne Avenue Sunset Island 4 Miami Beach, Fl 33140
Samuel Eppel Vice-President	305- 69 Street Miami Beach, Fl. 33141

ARTICLE NINE
OFFICERS

The names and addresses of the first officers of the corporation, shall be as follows:

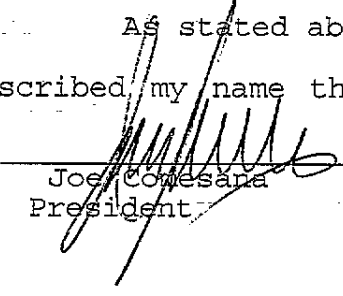
<u>Office:</u>	<u>Name:</u>	<u>Address:</u>
President	Joe Comesana	As stated above
Vice President	Samuel Eppel	As stated above
Secretary	Joe Comesana	As stated above

ARTICLE TEN
INCORPORATOR

The name and address of the incorporator is:

<u>Name:</u>	<u>Address:</u>
Joe Comesana	As stated above

IN WITNESS WHEREOF, I have subscribed my name this 8 th day of January, 2001.



Joe Comesana
President

STATE OF FLORIDA)

SS

COUNTY OF MIAMI-DADE)

On this 8 th day of January, 2001, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Joe Comesana, known to me to be the persons whose name is subscribed to the within instrument, identifying herself by drivers license and acknowledged that she executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
at Miami, Dade County, Florida..

(X) Personally Known

-Or-

() Produced Identification
Type of I.D. Produced:


NOTARY PUBLIC, State of Florida
at Large
Maria E. Gonzalez
My commission expires,



Maria Eugenia Gonzalez
My Commission CC650195
Expires June 27, 2001