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To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305)599-0839
Fax Number : (305)716-0346

FLORIDA PROFIT CORPORATION OR P.A.

ISLAND BY THE BAY CORPORATION

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF
ISLAND BY THE BAY CORPORATION**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE ONE

The name of the corporation is: **ISLAND BY THE BAY CORPORATION**

ARTICLE TWO

The term of existence of the corporation is perpetual.

ARTICLE THREE

The purposes for which the corporation is organized are:

To acquire by purchase, lease, gift, devise, or otherwise, and to own, use, hold, sell, convey, exchange, lease, mortgage, work, improve, develop, divide, and otherwise handle, deal in, and dispose of real estate, real property and any interest or right therein whether as principal, agent, broker, or otherwise, and to manage, operate, service, equip, furnish, alter, and keep in repair dwellings, apartment houses, hotels, office buildings, and real and personal property of every kind, nature, and description, whether as principal, agent, broker, or otherwise, and generally to do anything and everything necessary and proper and to the extent permitted by law in connection with the owning, managing, leasing, and operating real and personal property of any and all kinds.

To engage in the transaction of any and all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

ARTICLE FOUR

The aggregate number of shares which the corporation has authority to issue is 1,000, all of which shall be common shares with par value of \$1.00.

ARTICLE FIVE

The address of the initial Registered Office of the corporation is 7175 SW 8th Street, Suite 204, Miami, FL 33144 and the name of the Registered Agent at such address is **GEORGE M. SANTAMARINA**.

ARTICLE SIX

The business of the corporation shall be managed by the stockholders of the corporation rather than by a Board of Directors.

ARTICLE SEVEN

The name and address of the incorporator is:

PABLO MONTOYA
7175 SW 8th Street, Suite 204, Miami, FL 33144

ARTICLE EIGHT

The principal office of this corporation shall be located at 7175 SW 8th Street, Suite 204, Miami, FL 33144, with the corporation retaining the power to move its office to any other address in Florida.

ARTICLE NINE

This corporation shall be deemed to commence its existence upon filing of these Articles of Incorporation.

ARTICLE TEN

The name and address of the first officers of the corporation who shall hold office until the first meeting of shareholders elected and qualified or until their earlier resignation, removal from office or death, are:

PRESIDENT/SECRETARY/TREASURER

PABLO MONTOYA
7175 SW 8th Street, Suite 204, Miami, FL 33144

IN WITNESS WHEREOF, I have subscribed by name this _____ day of March, 2003.

[Handwritten Signature]
PABLO MONTOYA
Incorporator

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19 day of March, 2003, by
PABLO MONTOYA, who is personally known to me or who provided
river license as identification.

[Handwritten Signature]
NOTARY PUBLIC

My Commission expires:



Prepared by: George M. Santamarina, P.A.
7175 SW 8th Street, Suite 204
Miami, FL 33144
305-261-4683
Florida Bar No. 267961

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STATE OF FLORIDA
DEPARTMENT OF STATE

03 MAR 20 AM 9:54

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

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

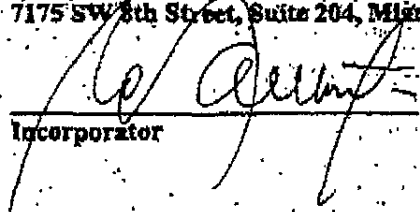
ISLAND BY THE BAY CORPORATION
7175 SW 8th Street, Suite 204, Miami, FL 33144

a corporation organized under the laws of the State of Florida, with its principal office located in the County of Miami-Dade, State of Florida, has named **GEORGE M. SANTAMARINA**, located at the same above address, as its agent to accept service of process within this State.

OFFICERS:

PRESIDENT/SECRETARY/TREASURER:

PABLO MONTOYA
7175 SW 8th Street, Suite 204, Miami, FL 33144

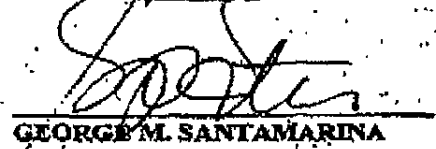


Incorporator

ACCEPTANCE:

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

DATED: March 19, 2003.



GEORGE M. SANTAMARINA