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BARTHOLE & ROSARIO

Professional Accountants

12855 SW 136 Ave, Suite 213
Miami, FL 33186
(305)378-6608
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February 4, 1998

Ms. Doris McDuffie
Florida Dept. Of State
409 E. Gaines St.
Tallahassee, FL 32399

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-02/09/98--01015--022
*****70.00 *****70.00

Dear Ms. McDuffie:

Please file the enclosed Articles of Incorporation for Vizcaya Real Estate Investments Corp. as soon as possible, and return a copy of the filed Articles, stamped by the State of Florida to me,


Paul A. Barthole
12855 SW 136th Ave, Ste. 213
Miami, FL 33186.

FILED
98 FEB -5 AM 10:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enclosed is a check for \$70.00 for the filing fee. Please return the copy, via Fedex, using my account number 1915-7217-3.

Should you have any questions, please do not hesitate to call me at the number on the letterhead.

Thank you and best regards,


Paul A. Barthole
Managing Partner

DMC
2-6-98

PAB/pab
Enclosures(2)

FILED

**ARTICLES OF INCORPORATION
OF**

98 FEB -5 AM 10: 31

VIZCAYA REAL ESTATE INVESTMENTS CORP. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation is a natural person competent to contract and hereby forms a Corporation under Chapter 607 of the laws of the State of Florida.

**ARTICLE I
NAME**

The name of the corporation shall be:

Vizcaya Real Estate Investments, Corp.

**ARTICLE II
TERM OF EXISTENCE**

This corporation is to exist perpetually, unless dissolved according law.

**ARTICLE III
PRINCIPAL OFFICE**

The principal office of this corporation shall be:

19382 SW 119 Ct.
Miami FL 33177

ARTICLE III
NATURE OF BUSINESS

The corporation may engage or transact in any or all lawful activities or businesses permitted under the laws of the United States, the State of Florida or any other state, country, territory, or nation.

ARTICLE V
CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at this time is 100 shares of common stock having \$1.00 par value per share. This amount may be changed from time to time as prescribed by the by laws.

ARTICLE VI
STOCKHOLDERS

The initial stockholders of the corporation, the number of shares each owns, and the percentage of their ownership shall be:

<u>Name</u>	<u># of Shares</u>	<u>% Ownership</u>
Rodney Jeanty	100	100

ARTICLE VII
REGISTERED AGENT

The name of the initial registered agent of the corporation shall be Rodney Jeanty and the street address of the initial registered office of the corporation shall be:

19382 SW 119 Ct.
Miami, Fl 33177

I am hereby familiar with and accept the duties and responsibilities as registered agent for said corporation.


Rodney Jeanty

ARTICLE VIII
EFFECTIVE DATE

The Articles of Incorporation shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE IX
INITIAL OFFICERS

Rodney Jeanty
President

19382 SW 119 Ct.

Miami, FL 33177

ARTICLE X
AMENDMENT

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and all rights conferred upon shareholders in these Articles of Incorporation or any amendment hereto are granted subject to this reservation.

ARTICLE IX
INCORPORATOR

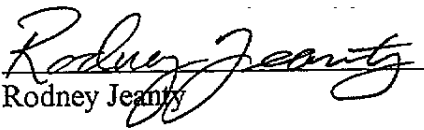
The name and street address of the incorporator of these Articles of Incorporation is:

Rodney Jeanty

19382 SW 119 Ct

Miami, FL 33177

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 3rd day of February 1998.


Rodney Jeanty

**STATE OF FLORIDA
COUNTY OF DADE**

BEFORE ME, a notary public, authorized to take acknowledgments in the state and county set forth above personally appeared Rodney Jeanty, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid this 3rd day of February 1998.



Notary Public