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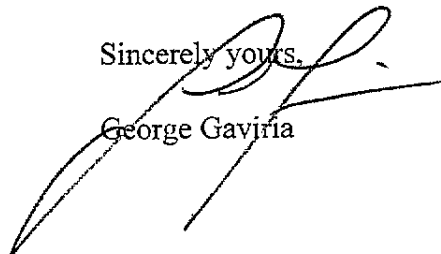
May 18, 1999

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: Lia Cuartas-Rodriguez, P.A.

Enclosed please find the Articles, together with a check in the amount of \$70.00. Please forward a copy to the above address.

Sincerely yours,


George Gaviria

FILED
99 MAY 20 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CB
5-25-99

ARTICLES OF INCORPORATION
OF
LIA CUARTAS-RODRIGUEZ , P.A.

FILED
99 MAY 20 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, being duly licensed to practice real estate under the laws of the State of Florida, adopts these Articles to form a corporation under the Professional Service Corporation Act, Florida Statute Chapter 621 and other laws of the State of Florida.

ARTICLE I

The name of the corporation is LIA CUARTAS-RODRIGUEZ, P.A.

ARTICLE II

The mailing address of the corporation is:
3703 Estepona Ave., Miami, Florida 33178

ARTICLE III

The maximum number of shares this corporation is authorized to issue is ONE HUNDRED (100), all of which shall be common shares. All common shares shall be identical with each other in every respect and the holders thereof shall be entitled to one vote for each share upon all matters on which shareholders have the right to vote.

None of the shares of the professional service corporation may be issued to anyone other than an individual duly licensed to engage in the practice of real estate sales, as regulated by Florida Chapter 475, Florida Statutes.

ARTICLE IV

The professional service corporation is formed to engage in every phase and aspect of the practice of real estate. In addition, the corporation may invest funds of the professional service corporation in real estate, mortgages, stocks, bonds, or any other type of investment, and own real and personal property. This professional service corporation shall have a perpetual existence starting on the date of these articles of incorporation are filed with Florida Department of State.

ARTICLE V

The initial street address of the corporation's principal

office is: 3703 Estepona Ave., Miami, Florida 33178.

The Registered Agent for the corporation is:

JORGE GAVIRIA
9769 S. Dixie Hwy.
Suite 201
Miami, Florida 33156

ARTICLE VI

The initial Board of Directors shall consist of ONE (1) members. The names and addresses who will serve on the initial Board of Directors are:

Lia Cuartas-Rodriguez
3703 Estepona Ave.
Miami, Florida 33178

ARTICLE VII

The names and addresses of the persons signing these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Lia Cuartas-Rodriguez	3703 Estepona Ave. Miami, Florida 33178

ARTICLE VIII

The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

ARTICLE IX

PREEMPTIVE RIGHT

Each shareholder of this corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this corporation that may, from time to time, be issued (whether or not presently authorized), including shares from the treasury of this corporation, in the ratio that the number of shares equals at the time of issue bears the total number of shares outstanding, exclusive of treasury

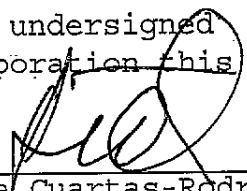
shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the corporation, stating the prices, terms and conditions of the issue of the shares, and inviting him to exercise his preemptive rights. The right may also be waived by affirmative written waive submitted by the shareholder to the corporation within thirty (30) days of receipt of notice from the corporation.

ARTICLE X

MEETING BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in special, regular, or annual meetings of the Board of Directors by means of conference telephone or similar communications equipment as provided by Florida Statute 607.0820(4).

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation this 4/27/99



Lia Cuartas-Rodriguez

FILED
99 MAY 20 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Lia Cuartas-Rodriguez, P.A., as designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to Florida Statute 607.0501(3).



JORGE GAVIRIA