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To:

Division of Corporations
Fax Number : (850)922-4001

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

FLORIDA PROFIT CORPORATION OR P.A.

270 Property Inc.

Certificate of Status	1
Certified Copy	0
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B. McKnight

JAN 10 2000

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
270 Property Inc.

Article II. Address

The Corporation's mailing address is:
270 Property Inc.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Anibal J. Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Anibal J. Duarte-Viera
John Bradley

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Anibal J. Duarte-Viera | FL Bar Member 910392
Law Offices of Anibal J. Duarte-Viera, P.A.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134
305-447-4676

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:
Anibal J. Duarte-Viera
Law Offices of Anibal J. Duarte-Viera, P.A.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on January 10, 2000.

The undersigned incorporator executed these Articles of Incorporation on January 10, 2000.



ANIBAL J. DUARTE-VIERA
by L.A. Uriarte as attorney-in-fact

Anibal J. Duarte-Viera | FL Bar Member 910392
Law Offices of Anibal J. Duarte-Viera, P.A.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134
305-447-4676

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

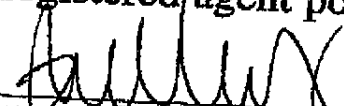
270 Property Inc.

REGISTERED AGENT/OFFICE:

Anibal J. Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

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I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


ANIBAL J. DUARTE-VIERA
by L.A. Uriarte as attorney-in-fact

Date: January 10, 2000

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