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Florida Department of State
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FLORIDA PROFIT CORPORATION OR P.A.

International Realty & Partners, Inc.

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 9, 2001

CORPORATE CREATIONS

SUBJECT: INTERNATIONAL REALTY & PARTNERS, INC.
REF: W0100000621

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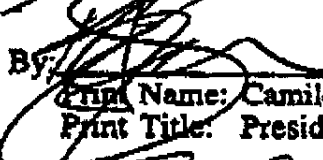
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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

Affidavit

International Realty & Partners, L.L.C. a Florida profit corporation (Document No. L00000014342) dissolved on or about 1/8/2001, hereby states and affirms it has no intention of revoking the dissolution and releases use of the corporate name for use by another entity.

International Realty & Partners, L.L.C.

By:  *Attorney in Fact*
Print Name: Camilo Lopez
Print Title: President
Date: Jan 9, 2001

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Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
HD1000003573

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
International Realty & Partners, Inc.

Article II. Address

The Corporation's mailing address is:
International Realty & Partners, Inc.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Raul J. Sanchez De Varona
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article IV. Board of Directors

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

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.

Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
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Article V. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value zero per share.

Article VI. Incorporator

The name and address of the incorporator is:

Raul J. Sanchez De Varona
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on January 4, 2001.

The undersigned incorporator executed these Articles of Incorporation on January 9, 2001.



RAUL J. SANCHEZ DE VARONA
by R.A. Fernandez as attorney-in-fact

Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
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Coral Gables FL 33134
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

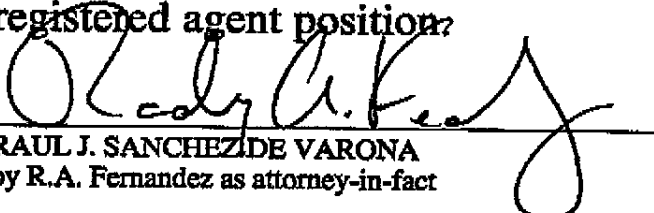
International Realty & Partners, Inc.

REGISTERED AGENT/OFFICE:

**Raul J. Sanchez De Varona
145 Madeira Avenue
Suite 310
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?



RAUL J. SANCHEZ DE VARONA
by R.A. Fernandez as attorney-in-fact

Date: January 9, 2001

**Raul J. Sanchez De Varona | FL Bar Member 0844731
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