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TRANSMITTAL LETTER

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

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-07/20/01--01059--020
*****70.00 *****70.00

SUBJECT: ELIZABETH SANTURIO, P.A.

Enclosed is an original and one copy of the Articles of Incorporation and our check for \$70.00. Please return to us a stamped copy of the Articles.

FROM:

Elizabeth Santurio
3171 SW 134 Court
Miami, FL 33175
305-551-1388

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 JUL 20 PM 1:44

FILED

F. G. HESSE

JUL 2 4 2001

ARTICLES OF INCORPORATION

OF

ELIZABETH SANTURIO, P.A.

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01 JUL 20 PM 1:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be: ELIZABETH SANTURIO, P.A.

ARTICLE II

This corporation shall have perpetual existence unless dissolved voluntarily or involuntarily.

ARTICLE III

The specific purpose for which this Professional Association is organized shall be to render Real Estate Sales and Services.

ARTICLE IV

The number of shares of stock that this corporation is authorized to issue shall be: one-hundred (100) shares common in one class only, each having a par value of one dollar (\$1.00) per share.

The corporation shall have the power to amend these articles at any time to provide for the different classes of stock and to provide provisions for the preferences, limitations, and relative rights in respect to the shares of each class of stock.

ARTICLE V

The principal place of business and mailing address of this corporation shall be:

3171 SW 134 Court
Miami, FL 33175

ARTICLE VI

The initial number of corporate directors shall be at least one (1) and not more than five (5). The number of directors may be raised or lowered by amendment of the by-laws of the corporation but shall in no case be less than one.

ARTICLE VII

The name and street address of the member of the first board of directors of this corporation is as follows:

Elizabeth Santurio, President
3171 SW 134 Court
Miami, FL 33175

ARTICLE VIII

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

Elizabeth Santurio, President
3171 SW 134 Court
Miami, FL 33175

ARTICLE IX

The name and address of the first officer of this corporation is as follows:

Elizabeth Santurio, President
3171 SW 134 Court
Miami, FL 33175

ARTICLE X

The name and address of the first subscriber to the capital stock of this corporation is as follows:

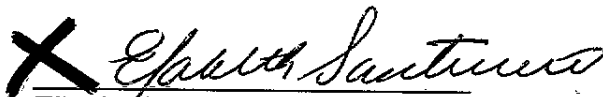
| <u>Name and Address</u> | <u>Amount</u> | <u>Number of Shares</u> |
|--|---------------|-------------------------|
| Elizabeth Santurio 3171 SW 134 Court Miami, FL 33175 | \$ 100.00 | One-Hundred (100) |

ARTICLE XI

The name and address of the registered agent of this corporation is :

Elizabeth Santurio
3171 SW 134 Court
Miami, FL 33175

The undersigned incorporator has executed these Articles of Incorporation this 14th day of July 2001.



Elizabeth Santurio
President
3171 SW 134 Court
Miami, FL 33175

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501,
FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED
UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE / REGISTERED
AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is : ELIZABETH SANTURIO, P.A.
2. The name and address of the registered agent and office is:

Elizabeth Santurio
3171 SW 134 Court
Miami, FL 33175

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE
OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE
DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT
AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER
AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING
TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM
FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS
REGISTERED AGENT.

SIGNATURE



DATE: July 14, 2001
