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Florida Department of State
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To:
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Fax Number : (850) 205-0381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
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FLORIDA PROFIT CORPORATION OR P.A.

M&M Property Holdings Inc.

Certificate of Status	1
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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
M&M Property Holdings Inc.

Article II. Address

The Corporation's mailing address is:
M&M Property Holdings Inc.
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Raul J. Sanchez De Varona
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Luis A. Gomez

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.

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Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146
305-667-7733

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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.
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on January 17, 2002.

The undersigned incorporator executed these Articles of Incorporation on January 17, 2002.



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.
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146
305-667-7733

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

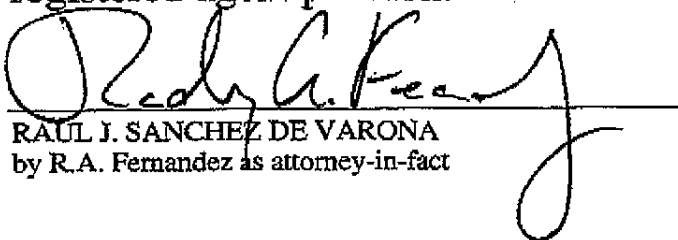
CORPORATION:

M&M Property Holdings Inc.

REGISTERED AGENT/OFFICE:

**Raul J. Sanchez De Varona
1320 South Dixie Highway
Suite 280
Coral Gables FL 33146**

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 17, 2002

**Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
1320 South Dixie Highway
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305-667-7733**

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