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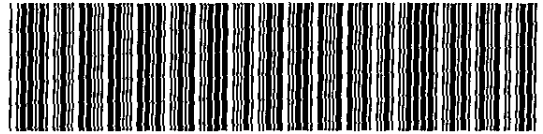
(Business Entity Name)

(Document Number)

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BABUN & TORRES, P.A.
ATTORNEYS AT LAW

LIZETTE M. BABUN 1
MATTHEW W. TORRES 1, 2
1 ADMITTED IN FLORIDA
2 ADMITTED IN LOUISIANA

PHONE: (305) 271-4887
FAX: (305) 271-8894
E-MAIL: BABUNTORRESPA@MSN.COM

February 8, 2003

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

Re: FBP Realty, Inc.

Dear Sir/Madam,

Enclosed please find the Transmittal Letter, Articles of Incorporation, Certificate of Designation for Registered Agent, and check in the amount of \$87.50. Please file the above mentioned corporation and return to our office a certificate and certified copy. We have enclosed a self-addressed envelope for your convenience.

If you have any questions, please call my office.

Sincerely,



Matthew W. Torres, Esquire

Enclosures

CORPlss1.doc

TRANSMITTAL LETTER

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

SUBJECT: FBP Realty, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate of Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Matthew Torres
Name (Printed or typed)

10621 N. Kendall Drive, Suite 121
Address

Miami, FL 33176
City, State & Zip

(305) 271-4887
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

EFFECTIVE DATE
2-10-2003

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
FBP REALTY, INC.

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: NAME

The name of the corporation is **FBP REALTY, INC.**

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation is:
9779 SW 72 Street, Miami, Florida 33173.

ARTICLE III: CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is one hundred (100) shares having a par value of (\$1.00) per share.

ARTICLE IV: INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agents is:
Frank Bejar, 9779 SW 72 Street, Miami, Florida 33173.

ARTICLE V: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is:
Matthew W. Torres, Esquire, 10621 North Kendall Drive, Suite 121, Miami, FL 33176.

ARTICLE VI: BOARD OF DIRECTORS

The name and address of each member of the initial Board of Directors of the corporation is:
Frank Bejar, 9779 SW 72 Street, Miami, Florida 33173.

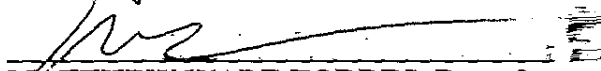
ARTICLE VII: CORPORATE EXISTENCE

The corporate existence of this Corporation shall begin effective February 10, 2003.

ARTICLE VIII: SPECIAL PROVISION

It is the intent of the incorporator and director that the corporation qualify under Section 1244 of the Internal Revenue Code and that the corporation file as a Sub S Corporation. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

The undersigned has executed these Articles of Incorporation this 10 day of February, 2003.



**MATTHEW WADE TORRES, Esq. of
BABUN & TORRES, P.A.**

10621 North Kendall Drive, Suite 121
Miami, Florida 33176

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

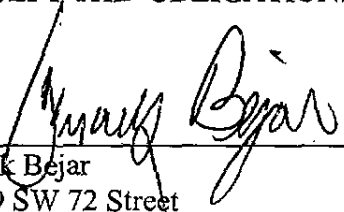
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of section 607.0501, Florida Statutes, the mentioned 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: **FBP REALTY, INC.**
2. The name and street address of the registered agent and office is:

Frank Bejar
9779 SW 72 Street
Miami, Florida 33173

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 OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



Frank Bejar
9779 SW 72 Street
Miami, Florida 33173



Date