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To:
Division of Corporations
Fax Number : (850) 205-0381

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

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

Sandra de la Torre, P.A.

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:

Sandra de la Torre, P.A.

The Corporation is being formed for the practice of real estate services and all other activities permitted under applicable law.

Article II. Address

The Corporation's mailing address is:

Sandra de la Torre, P.A.

1241 NE 88th Court

Miami FL 33138

Article III. Registered Agent

The name and address of the Corporation's registered agent is:

Joaquin R. Urquiola

Goldstein Schechter Price Lucas Horwitz & Co., P.A.

2121 Ponce De Leon Boulevard, Suite 1100

Coral Gables FL 33134

Article IV. Board of Directors

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

Sandra de la Torre

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.

Corporate Creations International Inc.

941 Fourth Street

Miami Beach FL 33139

(305) 672-0686

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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

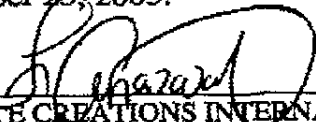
The name and address of the incorporator is:

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on December 23, 2003.

The undersigned incorporator executed these Articles of Incorporation on December 23, 2003.



CORPORATE CREATIONS INTERNATIONAL INC.
Franco E. Cammarata Vice President and Counsel

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Sandra de la Torre, P.A.

REGISTERED AGENT/OFFICE:

Joaquin R. Urquiola
Goldstein Schechter Price Lucas Horwitz & Co., P.A.
2121 Ponce De Leon Boulevard, Suite 1100
Coral Gables FL 33134

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TALLAHASSEE, FL 32399

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.



JOAQUIN R. URQUIOLA
by F.E. Cammarata as attorney-in-fact

Date: December 23, 2003

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