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

Rental
~~Rental~~ properties in florida corporation

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TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

January 22, 2004

EMPIRE

SUBJECT: RENTAL PROPERTIES IN FLORIDA CORPORATION
REF: W04000002751

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Adding "of Florida" or "Florida" to the end of a name is not acceptable.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Document Prepared By:
STATE TITLE CORP.
5511 S.W. 8 Street, Suite 202
Miami, FL 33134.



ARTICLES OF INCORPORATION

OF

PROPERTIES FOR RENTAL IN FLORIDA CORPORATION

THE UNDERSIGNED, in order to form a corporation for the purposes hereinafter stated, under and pursuant to the provisions of General Corporation Law of the State of Florida, hereby certifies as follows:

ARTICLE I

CORPORATE NAME

The name of the corporation is:

PROPERTIES FOR RENTAL IN FLORIDA CORPORATION.

ARTICLE II

INITIAL OFFICE AND AGENT

The address of this Corporation's initial registered/ principal office, mailing address, and the name of its original registered agent at such address is:

Registered/Principal Office Address and Mailing Address:
10001 South West 41 Street, Miami, FL 33165.

Register Agent: Blanca Viera.

The Board of Directors may from time to time move the principal

office to any other address in Florida.

ARTICLE III

PURPOSES

The purposes of this corporation is to engage in any and all lawful act or activity for which a corporation may be organized under the General Corporation Laws of the State of Florida other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the State of Florida Corporation Code.

ARTICLE IV

STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is one hundred (100) shares of common stock, no par value.

ARTICLE V

CORPORATION BY-LAWS

The Board of Directors is authorized and empowered to make, alter, amend, and rescind the By-Laws of the corporation, but By-Laws made by the Board may be altered or repealed, and new By-Laws made, by the stockholders.

ARTICLE VI

LIABILITY OF DIRECTORS

Pursuant to the General Corporation Laws of the State of Florida any and all directors of this Corporation shall not be liable to the Corporation, its shareholders, or any third party for breach of duty of care; such potential liability is hereby eliminated.

ARTICLE VII

BOARD OF DIRECTORS

This corporation shall have two(2) directors initially. The number of directors may be increased or decreased from time to time in such manner as may be prescribed by the By-Laws, but shall never be less than one (1).

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, and any person who serves at the request of the corporation, as a director or officer of any other corporation, from any against any and all claims and liabilities to which such person shall become subject by reason of this having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall

reimburse each such person of all legal and other expenses reasonably incurred by him in connection with any liability provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not exclude any other right to which may be lawfully entitled, nor shall anything herein contained restrict the right of the corporation to indemnify, reimburse such person in any proper case even though not specifically herein provided for.

Nor contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be effected or invalidated by the fact that any of the directors or the corporation are pecuniary or otherwise interested in, or are directors or officers of, such other corporation; any directors may be a member, may be party to, or may be pecuniary or otherwise interested in, any contract or transaction of the corporation, provided that the fact that he or such firm so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board at which action upon any such contract or transaction shall be taken; and any director of the corporation who

is also a director or officer of such other corporation or if so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with the like force and effect as if he were not such director or officer of such other corporation or not so interested.

The name and addresses of the first Board of Directors and of the officers, who subject to the provisions of these Articles of Incorporation, By-Laws of this corporation, and the corporation laws of the State of Florida, shall hold office the first year of the corporation's existence, or until their successors are elected and have qualified are as follows:

NAME	TITLE
BLANCA VIERA,	PRESIDENT
ADDRESS: 10001 S.W. 41 Street, Miami, FL 33165.	
EDUARDO VIERA,	SECRETARY
ADDRESS: 10001 S.W. 41 Street, Miami, FL: 33165.	

ARTICLE VIII

INCORPORATORS

The names and addresses of each incorporator of these

Articles of Incorporation are as follows:

NAME	ADDRESS
BLANCA VIERA, President.	10001 S.W. 41 St., Miami, FL 33165.
EDUARDO VIERA, Secretary.	10001 S.W. 41 St., Miami, FL 33165.

ARTICLE IX

OFFICERS

The officer of this corporation shall be a president and Secretary, and such other officers, agents, and factors as may be deemed necessary. All officers, agents and factors shall be chosen in such manner, hold their offices for such terms, and have such powers and duties as may be prescribed by the By-laws or determined by the Board of Directors.

ARTICLE X

AMENDMENTS

This corporation reserves the right to amend, alter, change, or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred on stockholders herein granted subject to this reservation.

ARTICLE XI

TERM OF EXISTENCE

This corporation was created to have a perpetual existence.

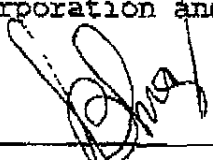
ARTICLE XII

REGISTERED AGENT AND REGISTERED ADDRESS

BLANCA VIERA.

Address: 10001 S.W. 41 Street, Miami, FL 33165.

IN WITNESS WHEREOF, the undersigned, as subscribing incorporator, has hereunto set her hands and seals this 16th day of January, 2004, for the purpose of forming this corporation under the laws of the State of Florida, and hereby make and file, in the office of the secretary of the State of Florida, these Articles of Incorporation and certify that the facts herein stated are true.


_____(SEAL)
BLANCA VIERA.

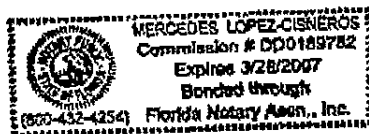
STATE OF FLORIDA)


COUNTY OF MIAMI-DADE)

BEFORE ME, personally appeared, BLANCA VIERA, known to me to be the person(s) described in and who executed the foregoing

Articles of Incorporation and acknowledges before me that she executed the same freely and voluntarily for the purposes herein stated.

WITNESS my hand and official seal at Miami-Dade County, Florida, this 16TH day of January 2004.




Mercedes Lopez Cisneros,
Notary Public State of Florida.

My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST THAT:

NAME OF THE CORPORATION:

PROPERTIES FOR RENTAL IN FLORIDA CORPORATION.

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT THE CITY OF MIAMI, STATE OF FLORIDA, HAS NAMED:

PROPERTIES FOR RENTAL IN FLORIDA CORPORATION

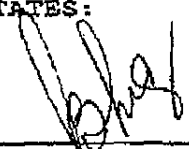
(Registered Agent) LOCATED AT:

10001 S.W. 41 Street, Miami, FL 33165.

COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT

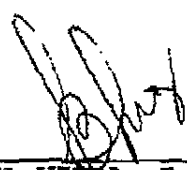
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SERVICE OF PROCESS WITHIN THIS STATES:



BLANCA VIERA,
Registered Agent.
Dated: January 16th, 2004.

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.



BLANCA VIERA, Registered Agent
Dated: January 16th, 2004.

This document was prepared by:
STATE TITLE CORP.
5511 S.W. 8TH ST., Suite 202
Miami, Fl 33134
Articles Corporation.

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