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2004 APR - 8 A 7:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

j & j property enterprises, inc.

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ARTICLE OF INCORPORATION

OF

J & J PROPERTY ENTERPRISES, INC.

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

ARTICLE I - NAME

The name of the corporation shall be: J & J PROPERTY ENTERPRISES, INC.

ARTICLE II - PURPOSE

This corporation is organized for the following purpose: RENTAL PROPERTIES, and to transact in any and all lawful business authorized under the Statutes of the State of Florida.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue 250 shares of common stock, par value \$1.00 per share.

ARTICLE IV - PRINCIPAL OFFICE

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

**107 NE 25TH STREET
MIAMI, FL 33137-4834**

ARTICLE V - DURATION

This corporation shall have perpetual existence unless sooner terminated under the provisions of the laws of the State of Florida.

**PREPARED BY: Cesar Briso
M.B. TAX AND ACCOUNTING SERVICES, INC.
3300 EAST 4th AVENUE, #6
HIALEAH, FL 33013
PHONE: (305) 887-0048**

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ARTICLE VI - INITIAL DIRECTORS

J & J PROPERTY ENTERPRISES, INC., shall have one (2) directors, and the number of directors may be changed as provided in the bylaws, but shall never be less than one. The name and address of the initial directors are:


JULIO C. PALMA	1220 NE 98TH STREET MIAMI SHORES, FL 33138
JOSE M. SANTANA	20127 SW 54TH PLACE PEMBROKE PINES, FL 33332

ARTICLE VII - INCORPORATORS

The name and addresses of the Incorporators of this corporation are:

		<u>SHARES</u>	<u>VALUE</u>
JULIO C. PALMA 1220 NE 98TH STREET MIAMI SHORES, FL 33138	President/Treasurer	125	\$125.00
JOSE M. SANTANA 20127 SW 54TH PLACE PEMBROKE PINES, FL 33332	Vice-President/Secretary	125	125.00
		<u>250</u>	<u>\$250.00</u>

The undersigned have executed these Articles of Incorporation on this 10th day of March 2004


Julio C. Palma
President/Treasurer


Jose M. Santana
Vice-President/Secretary

CERTIFICATE OF RESIDENT AGENT

In pursuance of Charter 807.0501, 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.

The name of the corporation is: **J & J PROPERTY ENTERPRISES, INC.**

The name and address of the registered agent and office is:

TOTAL P.04

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JULIO C. PALMA
1220 NE 96TH STREET
MIAMI SHORES, FL 33138

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept said Act relative o keeping open said office.


JULIO C. PALMA
REGISTERED AGENT

DATE: 3/10/04

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