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FLORIDA PROFIT/NON PROFIT CORPORATION

avant realty international, inc.

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ARTICLES OF INCORPORATION

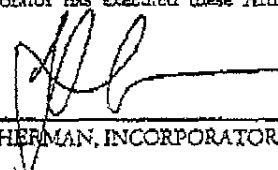
OF

AVANT REALTY INTERNATIONAL, INC., A FLORIDA CORPORATION

The undersigned incorporator for purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

- FIRST: The name of the Corporation is: AVANT REALTY INTERNATIONAL, INC., A FLORIDA CORPORATION (the "Corporation").
- SECOND: The principal office address and mailing address of the Corporation is: 701 Brickell Key Blvd., Suite CU-4, Miami, FL 33131
- THIRD: The corporation is authorized to issue 1,000 shares of common stock, per value \$.00 per share.
- FOURTH: The name and address of the initial registered office of the Corporation is: Thomas G. Sherman, Esq., 90 Almeria Avenue, Coral Gables, Florida 33134.
- FIFTH: The name and address of the incorporator of the Corporation is: Thomas G. Sherman, Esq., 90 Almeria Avenue, Coral Gables, Florida 33134.
- SIXTH: The Corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.
- SEVENTH: The Corporation shall have ONE director and officer initially and the number of directors and officers may be increased or diminished from time to time as provided in the By-Laws but shall never be less than one. The name and address of the initial director and officer of the Corporation is:
- ESTEBAN ORTIZ, PRESIDENT
701 Brickell Key Blvd., Suite CU-4
Miami, FL 33131
- EIGHTH: The Corporation expressly elects not to be governed by Section 607.09011 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.
- NINTH: The Corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.
- TENTH: The corporate existence of the Corporation shall commence on the date of filing with the Secretary of State.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 12 day of May, 2006.


THOMAS G. SHERMAN, INCORPORATOR

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ACCEPTANCE OF APPOINTMENT

OF

REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.



Print Name: Thomas G. Sherman

SECRETARY OF STATE
DIVISION OF CORPORATIONS
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This instrument prepared by:
Thomas G. Sherman, Esq.
90 Almeria Avenue
Coral Gables, Florida 33134

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