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State of Florida
Department of State
Corporate Division
P.O. Box 6327
Tallahassee, Florida 32314

FILED
1995 FEB -2 AM 10:02
STATE
TALLAHASSEE, FLORIDA

Gentlemen:

Re: O A Realty Services, Inc.

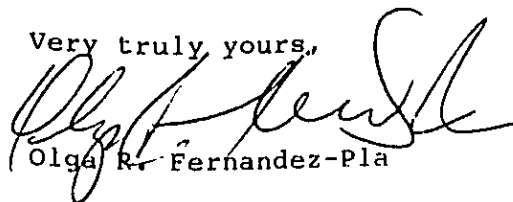
Enclosed is an original and one copy of the Articles of Incorporation for the above company. Please file the original in your offices and certify and return to us one certified copy.

We are enclosing our check in the amount of \$122.50 covering:

\$ 35.00 - Filing Fee
35.00 - Certificate Designating Registered Agent
52.50 - Certified Copy

\$ 122.50

Very truly yours,


Olga R. Fernandez-Pla

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ARTICLES OF INCORPORATION
OF
O A REALTY SERVICES, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, acting as Incorporator of a Florida corporation under the Florida General Corporation Act, Chapter, 607 Florida Statutes, adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

NAME OF CORPORATION

The name of this Corporation is O A Realty Services, Inc.

ARTICLE II

DURATION

This Corporation shall have perpetual existence.

ARTICLE III

PURPOSE

This Corporation is organized for the purpose of transacting any and all lawful business for which corporation may be incorporated in the State of Florida.

ARTICLE IV

CAPITAL STOCK

The Corporation is authorized to issue 1000 shares at \$1.00 par value common stock.

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ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of the Corporation is 1954 S.W. 25 Terr., Miami, Florida 33133 and the name of the initial Registered Agent of the Corporation at that address is: Olga R. Fernandez-Pla.

ARTICLE VI-INITIAL

BOARD OF DIRECTORS

This Corporation shall have two Directors constituting the initial Board of Directors. The number of director may be either increased or decreased from time to time by the bylaws; however, there shall never be less than one Director nor more than five. The name and address of the initial Board of Directors of the corporation is:

Olga R. Fernandez-Pla
1958 S.W. 25 Terr.
Miami, Fla. 33133

Alvaro F. Fernandez
2555 Collins Ave, Apt PH 210
Miami Beach, Fl. 33140

ARTICLE VII

INCORPORATOR

The name and address of the person signing these Articles of Incorporation is Olga R. Fernandez-Pla, 1958 S.W. 25 Terr., Miami, Fla. 33133.

ARTICLE VIII

PRINCIPAL PLACE OF BUSINESS

The address of the corporation shall be:

1954 S.W. 25 Terr.
Miami, Fla. 33133

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IN WITNESS WHEREOF, the undersigned has executed these
Articles of Incorporation this 31 day of January, 1995.

Olga R. Fernandez-PL

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared

OLGA R. FERNANDEZ-PL.

known to me to be the person who executed the foregoing Articles, and
she acknowledged before me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 31 day of January, 1995.

Hazel L. Romano
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

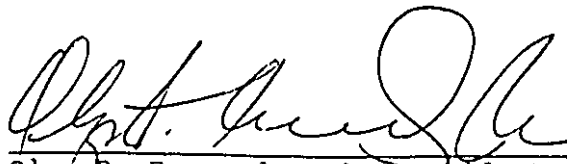
OFFICIAL NOTARY SEAL HAZEL L. ROMANO NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC256098 MY COMMISSION EXP. FEB 21, 1997

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

In compliance with Section 48.091 Florida Statutes, the
following is submitted;

THAT O A Realty Services, Inc. desiring to organize or
qualify under the laws of the State of Florida, with its principal
place of business in the City of Miami County of Dade and the State of
Florida, has named Olga R. Fernandez-Pla located at 1954 S.W. 25 Terr.
Miami, Fla. 33133 as its agent to accept service of process within
Florida.

HAVING BEEN NAMED to accept service of process for the above
Corporation, at the place designated in this Certificate, I hereby
agree to accept and act in this capacity, and I further agree to
comply with the provisions of all statutes relative to the proper and
complete performance of my duties.



Olga R. Fernandez-Pla, Resident Agent
Date: Jan 31, 1995

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