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TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

SUBJECT: ALLAN & BRENT REAL ESTATE & INVESTMENT, INC.  
(proposed corporate name)

Enclosed is an original and one (1) copy of the articles of incorporation and our check  
for \$ 122.50 .

300001688013  
-01/12/96--01031--011  
\*\*\*\*122.50 \*\*\*\*122.50

FROM: JOSE CADI  
Name (printed or typed)  
8853 S.W. 112 Place,  
Address  
Miami, Florida 33176  
City, State, & Zip  
( 305 ) 267-9845  
Telephone Number

Note: Please provide the original and one copy of the Articles.

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96 JAN 12 PM 2:50  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

GB 1/17/96

ARTICLES OF INCORPORATION

OF

ALLAN & BRENT REAL ESTATE & INVESTMENT, INC.

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned, being a natural person and competent to contract, for the purpose of establishing a corporation under the provisions and subject to the requirements of the laws of the State of Florida (particularly Chapter 607, Florida Statutes, and the acts amendatory thereof and supplemental thereto), does hereby adopt and make the following Articles of Incorporation and does hereby certify that:

FIRST: The name of the corporation (hereinafter called the corporation) is:

ALLAN & BRENT REAL ESTATE & INVESTMENT, INC.

SECOND: The corporation is to have perpetual existence.

THIRD: The general nature of the business or businesses to be transacted by the corporation, which shall include the authority to engage in any business or activity permitted under the laws of the United States and of the State of Florida, is as follows:

To engage in the business of:

To manufacture, buy, sell, deal in, and to engage in, conduct, and carry on the business of manufacturing, buying, selling and dealing in goods, wares and merchandise of every class and description.

To purchase, lease or otherwise acquire and to hold, own, sell or dispose of real and personal property of all kinds and in concerns and undertakings, shares of stock, mortgages, bonds, debentures and other securities, merchandise, book debts and claims, trade marks, trade names, patents and patent rights, copyrights and any interest in real or personal property.

To take over and operate the business of firms, corporations and individuals to such extent and in such manner as is permitted under the laws of Florida relating to business corporations; to acquire and hold the securities of other corporations; and to guaranty the obligations of any firm, corporation or individual.

To engage generally in the real estate business as principal, agent, broker, and in any lawful capacity, and generally to deal in and with, as principal, agent, broker, and in any lawful capacity, mortgages and other interests in real, personal, and mixed properties; to carry on a general construction, contracting, building, and realty management business as principal, agent, representative, contractor, subcontractor, and in any other lawful capacity.

To carry on a general mercantile, industrial, investing, financing, and trading business in all its branches; to devise, invent, manufacture, fabricate, assemble, install, service, maintain, alter, buy, sell, import, export, license as licensor or licensee, lease as lessor or lessee, distribute, job, enter into, negotiate, execute, acquire, and assign contracts in respect of, acquire, receive, grant, and assign licensing arrangements, options, franchises, and other rights, in respect of, and generally deal in and with, at wholesale and retail, as principal, and as sales, business, special, or general agent, representative, broker, factor, merchant, distributor, jobber, advisor, and in any other lawful capacity, goods, wares, merchandise, commodities, and unimproved, improved, finished, processed, and other real, personal, and mixed property of any and all kinds, together with the components, resultants, and byproducts thereof.

To have all of the powers conferred upon corporations organized pursuant to the provisions of chapter 607, Florida Statutes, as amended and supplemented.

FOURTH: The maximum number of shares of stocks which the corporation is authorized to issue is 50,000 all of which shares are to be with a par value of \$10.00.

FIFTH: All such shares are of one class and are designed as Common Stock.

SIXTH: No holder of any of the shares of the corporation shall be entitled as of right to purchase or subscribe for any treasury shares, any unissued shares of any class, any additional shares of any class to be issued by reason of any increase of the authorized number of shares of the corporation of any class, or any bonds, certificates of indebtedness, debentures or other securities convertible into shares of the corporation or carrying any right to purchase shares of any class, but any such treasury shares and any such unissued shares or such additional authorized issues of any shares or of other securities convertible into shares, or carrying any right to purchase shares, may be issued and disposed of pursuant to resolution of the Board of Directors to such persons, firms, corporations or associations and upon such terms as may be deemed advisable by the Board of Directors in the exercise of its discretion.

No contract or other transaction between the corporation and any other corporation and no other act of the corporation shall, in the absence of fraud, in any way be affected or invalidated by the fact that any of the directors of the corporation is pecuniarily or otherwise interested in, or is a director or officer of, such other corporation.

a) Any director of the corporation individually or any firm or association of which any director may be a member may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of the corporation, provided that the fact that he individually or such firm or association is so interested shall be disclosed or shall have been known to the board of Directors at any meeting at which action upon any such contract or transaction shall be taken. Any director of the corporation who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with like force and effect as if he were not such director or officer of such other corporation or not so interested.

Any director of the corporation may vote upon any contract or other transaction between the corporation and any subsidiary or affiliated corporation without regard to the fact that he is also a director of such subsidiary or affiliated corporation.

b) Any contract, transaction or act of the corporation or of the directors which shall be ratified by the majority of a quorum of the stockholders of the corporation at any annual meeting, or at any special meeting called for such purpose, shall, insofar as permitted by law, be as valid and as binding as though ratified by every stockholder of the corporation; provided, however, that any failure of the stockholders to approve or ratify any such contract, transaction or act, when and if submitted, shall not be deemed in any way to invalidate the same or deprive the corporation, its directors, officers or employees, of its or their right to proceed with such contract, transaction or act.

5. The Board of Directors may prescribe reasonable fees, salaries or other compensation for the services of the members of that Board, and such members shall be entitled to reimbursement for their expenses. Nothing contained herein shall preclude any Director from serving the corporation, or any subsidiary or affiliated corporation, in any other capacity and receiving proper compensation therefor.

6. The Bylaws of this corporation shall provided that a majority of the Board of Directors shall constitute a quorum for the transaction of business.

SEVENTH: The street address of the initial principal business office of the corporation and its mailing address in the State of Florida is 8853 S.W. 112 Place, Miami, Florida 33176.

EIGHTH: The number of directors constituting the initial Board of Directors of the corporation is 3. The name and address of the directors are as follows:

Jose Cadi	8853 S.W. 112 Place, Miami, Florida 33176
Juana Ojeda	5233 S.W. 89 Avenue, Miami, Florida 33165
Guillermo Bakula	2410 N. Shores Terrace, North Miami Beach, Florida 33160

NINTH: The name and address of the Incorporator is as follows:

Jose Cadi	8853 S.W. 112 Place, Miami, Florida 33176
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TENTH: For the regulation of the business and for the conduct of the affairs of the corporation, and in further creating, dividing, limiting and regulating the powers of the corporation and of its directors and stockholders, it is hereby provided:

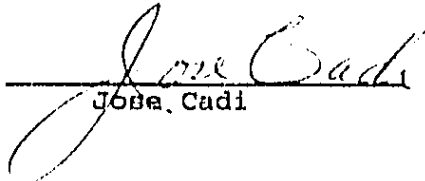
1. The Bylaws shall prescribe the conditions under which stock certificates may be issued to replace lost or destroyed stock certificates.

2. The Board of Directors is expressly authorized and empowered to adopt and amend the first Bylaws of the corporation and thereafter to adopt and amend Bylaws which are not inconsistent with any Bylaws that may have been adopted by the stockholders.

3. Upon election of the Board of Directors by the Stockholders, such Board of Directors shall manage the business and affairs of this corporation without the necessity of further authority from the stockholders. Any action of such Board of Directors may be rescinded or any Director or Officer removed from office, only upon a vote of stockholders holding a majority of the stock of the corporation which may such time be actually issued, unless otherwise provided by the Bylaws of the Corporation. All holders of common stock of this corporation shall be entitled to vote the same in the manner provided by law whether said stock is fully or partially paid.

IN WITNESS WHEREOF, I have made and subscribed these Articles of Incorporation.

Dated: November 28, 1995

  
Jose Cadi

STATE OF FLORIDA  
COUNTY OF DADE, SS

Before me, the undersigned authority duly authorized to administer oaths and take acknowledgements personally appeared Jose Cadi who, being to me first duly sworn, severally depose and say that he is the person named in and who executed the same freely and voluntarily for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County and State named above on this 28th day of November, 1995.

 "OFFICIAL SEAL"  
Lourdes Herrera  
My Commission Expires 3/15/99  
Commission #CC 445558  
Notary Public

CERTIFICATE OF DESIGNATION OF ADDRESS OF OFFICE FOR  
SERVICE OF PROCESS AND OF RESIDENT AGENT THEREAT  
OF  
ALLAN & BRENT REAL ESTATE & INVESTMENT, INC.

The undersigned, being the incorporator of the proposed Florida corporation hereinafter named, does hereby certify on behalf of said corporation as follows:

1. The name of the proposed corporation, which is submitting herewith its Articles of Incorporation to the Secretary of State, is ALLAN & BRENT REAL ESTATE & INVESTMENT, INC..
2. The proposed corporation hereby designates the following address within the State of Florida as the address of its office at which service of process upon it within the State of Florida may be made: 8853 S.W. 112 Place, Miami, Florida 33176
3. The proposed corporation hereby designates the following named person as its resident agent for service of process at 8853 S.W. 112 Place, Miami, Florida 33176. The name of the person is Jose Cadi.

Signed on this 28th day of November, 1995

  
Jose Cadi

STATEMENT OF ACCEPTANCE OF  
APPOINTMENT AS RESIDENT AGENT  
OF  
ALLAN & BRENT REAL ESTATE & INVESTMENT, INC.

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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The undersigned does hereby accept the appointment and designation as resident agent for service of process within the State of Florida of the proposed corporation named in the Certificate hereinabove set forth and does hereby further state that he may be found as resident agent for service of process upon said proposed corporation at the address set forth in paragraph 3 of the aforesaid Certificate.

IN WITNESS WHEREOF, Jose Cadi, as said resident agent, has signed this Statement on this 28th day of November, 1995.