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Carlos Megias
Attorney At Law
Board Certified Real Estate Attorney

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Telephone: 407 969-3344 Fax: 407 969-9698

Via Federal Express

February 20, 1996

Bureau of Corporate Records
Division of Corporations
Department of State
409 East Gaines Street
Tallahassee, Florida 32399

RE: FUTURE REALTY SERVICE AND MANAGEMENT INC.

Dear sir or madam:

Enclosed please find an executed original and copy of the Articles of Incorporation, together with the executed Certificate of Designating Place of Business and Naming Resident Agent with respect to the above-referenced corporation.

Also enclosed is our trust account check made payable to the Secretary of State of Florida, in the sum of \$122.50, covering the following:

Filing Fee	\$35.00	900001721629 -02/22/96--01069--015 +++122.50 +++122.50
Certified Copy	\$52.50	
Resident Agent Fee	\$35.00	

If you find the same to be in order, upon issuance of the Certificate of Incorporation, kindly return a certified copy to the attention of the undersigned in the enclosed Federal Express package.

Very truly yours,

CARLOS MEGIAS

CM:ms
Enclosures

RECEIVED
FEB 22 PM 3:50
FEB 22 1996

GP 2/23/96

ARTICLES OF INCORPORATION OF
FUTURE REALTY SERVICE AND MANAGEMENT INC.,

FILED
96 FEB 22 PM 3:50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the Corporation is FUTURE REALTY SERVICE AND MANAGEMENT INC.

ARTICLE II - COMMENCEMENT AND DURATION

This corporation is to commence its corporate existence on the date of filing of these Articles of Incorporation and shall exist perpetually thereafter until dissolved according to law.

ARTICLE III - PURPOSE

This Corporation is organized for the purpose of conducting any and all lawful business pursuits.

ARTICLE IV - CAPITAL STOCK

This Corporation is authorized to issue 1000 shares of stock at One Dollar (\$1.00) par value non-assessable stock.

ARTICLE V - AMENDMENTS

This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto and any right conferred upon the shareholders is subject to this reservation.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The Corporation shall have not less than ONE (1) Director, and not more than THREE (3) Directors in accordance with By-Laws. The names and addresses of the initial officers and directors of this Corporation are:

ROLANDO F. MEZQUITA - President/Treasurer
17152 36th Court North
Loxahatchee, Florida 33470-3625

MARIA E. MEZQUITA/Secretary
17152 36th Court North
Loxahatchee, Florida 33470-3625

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 17152 36th Court North, Loxahatchee, Florida 33470-3625.

ARTICLE VIII - PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address is 17152 36th Court North, Loxahatchee, Florida 33470-3625.

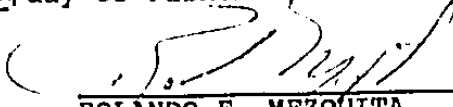
ARTICLE IX - INCORPORATOR

The name of the person(s) signing these Articles of Incorporation is: ROLANDO F. MEZQUITA.

ARTICLE X - INDEMNIFICATION

The corporation shall indemnify any person as recited in Florida Statute 607.014 to the full extent permitted by law.


IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation this 17th day of FEBRUARY, 1996.



ROLANDO F. MEZQUITA

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY, 1996, by ROLANDO F. MEZQUITA, on behalf of the corporation. He is personally known to me or have produced F.I.D.I. as identification and did (did not) take an oath.



NOTARY PUBLIC/State of FLORIDA

My Commission Expires:

CARLOS MEGIAS
Notary Public, State of Florida
My Commission Expires July 2, 1996
Commission No CC 207478

96 FEB 22 PM 3:50

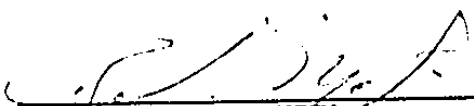
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED

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

That FUTURE REALTY SERVICE AND MANAGEMENT INC., desiring to
organize under the laws of the State of Florida, has named ROLANDO
F. MEZQUITA, 17152 36th Court North, Loxahatchee, Florida 33470-
3625 as its agent to accept service of process within the State of
Florida.

ACKNOWLEDGMENT:

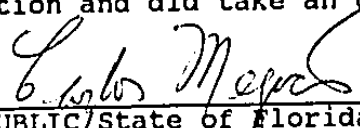
Having been named to accept service of process for the above
stated Corporation, at place designated in this Certificate, I
hereby accept to act to this capacity, and agree to comply with the
provisions of said act relative to keeping open said office.


ROLANDO F. MEZQUITA

DATE: February 17, 1996

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this
February 17, 1996, by ROLANDO F. MEZQUITA of FUTURE REALTY SERVICE
AND MANAGEMENT INC., a Florida corporation, on behalf of the
corporation. He is personally known to me or he provided
F.F.P.F. as identification and did take an oath.


NOTARY PUBLIC/State of Florida

My Commission Expires:

