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CUMMINS & WANSHEL

ATTORNEYS AND COUNSELLORS AT LAW

2668 NO. KENDALL DRIVE

SUITE 202

MIAMI, FLORIDA 33176

September 24,, 1996

JEFFREY DREW CUMMINS, ESQ.

LAURENCE A. WANSHEL, ESQ.

FILED

96 SEP 26 PM 2:39

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FACSIMILE - (904) 986-6180

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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-09/27/96--01036--018
****122.50 ****122.50

Re: Articles of Incorporation for
Key Building Consultants, Inc.

To Whom to May Concern:

Enclosed please find an original and one copy of the above mentioned Articles of Incorporation for Key Building Consultants, Inc. along with Cummins & Wanshel Trust Account check in the sum of \$122.50 representing the filing fee for the above corporation. Please return a certified copy to the undersigned. If any further information is necessary, please let me know. Thank you.

Very truly yours,



CANICIA LUNGER, Secretary
to Laurence A. Wanshel

:cl

Enclosures

2/6
9-30-96

ARTICLES OF INCORPORATION

WE, the undersigned, in order to form a corporation under and pursuant to the provisions of the Laws of Florida for the purposes set forth below, hereby subscribe to these Articles of Incorporation.

ARTICLE I

The name of the corporation shall be
KEY BUILDING CONSULTANTS, INC.

ARTICLE II

The purpose and general nature of the business to be conducted and transacted by the corporation shall be as follows:

To perform construction management, consulting, and inspection services, and for the purposes of conducting any other lawful business or enterprise in the State of Florida or within the United States of America.

The corporation shall have all powers as authorized under the laws of the State of Florida and the United States of America.

ARTICLE III

The number of shares of stock that this corporation is authorized to have outstanding at any time is 500 shares of common stock at \$1.00 par value.

ARTICLE IV

The amount of capital with which this corporation shall begin business shall be \$500.00

ARTICLE V

The existence of this corporation shall be perpetual.

ARTICLE VI

The principal office of this corporation shall be located at 4870 N.W. 102nd Avenue, Miami, Florida 33178.

ARTICLE VII

The Board of Directors of this corporation shall consist of not less than (1) nor more than (3) members. The initial Board shall consist of a total of at least one (1) director.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII

The name and address of the first Board of Directors, who shall, subject to these Articles of Incorporation, By-Laws, and the Laws of Florida, hold office for the first year of the corporation's existence, or until their successors have been elected and qualified, are as follows:

Gus Fagundo	Benny P. Gonzalez	Angel S. Paredes
4710 S.W. 83rd Avenue	12431 S.W. 21st Lane	4870 N.W. 102nd Avenue
Miami, Florida 33155	Miami, Florida 33175	Miami, Florida 33178

ARTICLE IX

The registered agent and the registered office of this corporation is:

Gus Fagundo
4870 N.W. 102nd Avenue
Suite 201
Miami, Florida 33178

ARTICLE X

The names and addresses of the subscribers of these Articles of Incorporation, and the number of shares of stock they agree to take, the total aggregate amount of which shall be the sum of \$500.00, the amount of capital with which this corporation shall begin business, is as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES</u> <u>(COMMON)</u>	<u>AMOUNT</u>
Gus Fagundo	4710 S.W. 83rd Avenue Miami, Florida 33155	166.67	\$1.00 per share (par)
Benny P. Gonzalez	12431 S.W. 21st Lane Miami, Florida 33175	166.67	\$1.00 per share (par)
Angel S. Paredes	4870 N.W. 102nd Avenue Miami, Florida 33178	166.66	\$1.00 per share (par)

ARTICLE XI

The officers of the corporation until the first meeting of the corporation Board of Directors, or until successors are elected, shall be:

Gus Fagundo
Benny P. Gonzalez
Angel S. Paredes

President
Vice President
Treasurer

ARTICLE XII

ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

Having been made initial Registered Agent to accept service of process of the corporation at the initial registered office designated in these Articles of Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of the law pertaining thereto.



GUS FAGUNDO - REGISTERED AGENT

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



GUS FAGUNDO - PRESIDENT


BENNY P. GONZALEZ - VICE PRESIDENT


ANGEL S. PAREDES - TREASURER

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 18th day of September, 1996, by Gus Fagundo, Benny P. Gonzalez, and Angel S. Paredes who are personally known to me or who produced a Florida driver's licenses as identification.


NOTARY PUBLIC State of Florida

My Commission Expires:

