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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: FAB-T CORP. AGENTS, INC.
CONTACT: LIDIA FERNANDEZ
PHONE: (305)599-0839

ACCT#: 071001002335

FAX #: (305)716-0346

NAME: DMR REALTY CONSULTANTS, INC.
AUDIT NUMBER.....H96000016641
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..0
CERT. COPIES.....1

PAGES..... 4
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ARTICLES OF INCORPORATION
OF
DMR REALTY CONSULTANTS, INC.

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CLERK

ARTICLE I - NAME

The name of this Corporation is **DMR REALTY CONSULTANTS, INC.**

ARTICLE II - ADDRESS

The address of the principal office and mailing address of the corporation is **6884 S.W.
88th Street, Unit C-105, Miami, Florida 33156.**

ARTICLE III - DURATION

The Corporation shall have perpetual existence.

ARTICLE IV - PURPOSE

This Corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE V - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue shall be **1,000 shares of ONE DOLLAR (\$1.00) par value voting common stock.**

Prepared by: **KAUFMAN, ROSSIN & CO., P.A.**
2699 S. Bayshore Dr.
Miami, Fl 33133
(305) 858-5600

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ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 2699 SOUTH BAYSHORE DRIVE, MIAMI, FLORIDA 33133, and the name of the initial registered agent of this Corporation at that address is Robert A. Kaufman.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This Corporation shall have ONE (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than ONE (1). The name and address of the initial director of this Corporation is:

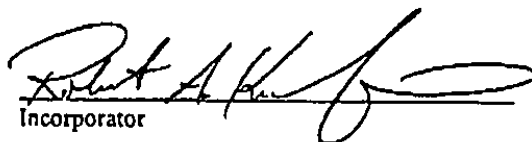
**DIANA DE MARCHENA
6884 S.W. 88TH STREET, UNIT C-105
MIAMI, FLORIDA 33156**

ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles is:

**ROBERT A. KAUFMAN
2699 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133**

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 20 day of November, 1996.


Incorporator

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STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me on Nov. 21, 1996, by Robert
A. Kaufman, to whom is personally known to me and he did take an oath.

Michelle Moyano
Name: *Michelle Moyano*
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



MICHELLE MOYANO
My Commission 00471218
Expires Jul. 08, 1998
Bonded by ANB
800-852-6078

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CERTIFICATE OF REGISTERED AGENT

OF

DMR REALTY CONSULTANTS, INC.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

That DMR Realty Consultants, Inc. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at the City of Miami, County of Dade, State of Florida, has named Robert A. Kaufman as its agent to accept service of process within this State.

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 in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 20 day of November 1996.


Robert A. Kaufman

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SECRETARY
TALLAHASSEE
FLA

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