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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: CORPORATE CREATIONS INTERNATIONAL INC.
CONTACT: JOHNNY C RODRIQUEZ
PHONE: (305)672-0686

ACCT#: 073171003004

FAX #: (305)672-9110

NAME: LUIS REALTY GROUP, INC.

AUDIT NUMBER.....H97000003676

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS...1 PAGES..... 4

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Luis Realty Group, Inc.

Article II. Address

The mailing address of the Corporation is:
Luis Realty Group, Inc.
2814 Coconut Avenue
Coconut Grove FL 33133

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Mike A. Luis
2814 Coconut Avenue
Coconut Grove FL 33133

Article IV. Board of Directors

The name of each initial member of the Corporation's Board of Directors is:
Mike A. Luis

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Jose A. Rodriguez FL Bar Member 989444
Law Office of Jose A. Rodriguez
777 Brickell Avenue, Suite 950
Miami FL 33131
305-377-1218 • Fax 305-358-7601

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Jose A. Rodriguez
Law Office of Jose A. Rodriguez
777 Brickell Avenue, Suite 950
Miami FL 33131

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective March 27, 1997

The undersigned incorporator executed these Articles of Incorporation on March 27, 1997



JOSE A. RODRIGUEZ
by L.A. Uriarte as attorney-in-fact

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Miami FL 33131
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Luis Realty Group, Inc.

REGISTERED AGENT/OFFICE:

Mike A. Luis
2814 Coconut Avenue
Coconut Grove FL 33133

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I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


MIKE A. LUIS

Date: March 27, 1997

Jose A. Rodriguez FL Bar Member 989444
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777 Brickell Avenue, Suite 950
Miami FL 35131
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