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JUAN OMAR SIXTO
505 NW 72 Ave # 20
Miami, FL, 33126

FILED

97 MAR 31 PM 4: 04

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

March 25, 1997

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

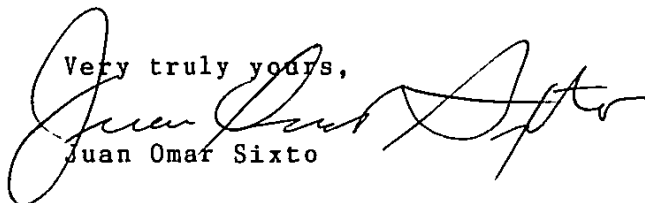
RE: CASA NUEVA REALTY, INC.

To whom it may concern:

Enclosed please an original and one copy of the articles of incorporation with respect to the above referenced corporation, and check in the amount of \$122.50, representing the filing fee of \$35.00, the designation of registered agent fee of \$35.00, and the certified copy fee of \$52.50.

Upon filing, please send a certified copy of the articles of incorporation to my attention at the address set forth above.

Very truly yours,


Juan Omar Sixto

enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
CASA NUEVA REALTY, INC.

A Florida Corporation

In compliance with the requirements of Chapter 607 of the Florida Statutes (the "Florida General Corporation Act"), the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of the corporation (hereinafter called the "Corporation") is:

Casa Nueva Realty, Inc.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS

The initial principal place of business and address of the Corporation shall be:

505 NW 72 Ave # 209
Miami, Fl 33126

ARTICLE III

DURATION

The duration of the Corporation shall be perpetual.

ARTICLE IV

PURPOSE

The purposes of the Corporation, until such time as these Articles of Incorporation are amended pursuant to the provisions of the Florida General Corporation Act, shall be engage in any activities and business permitted under the laws of the United States and the State of Florida.

ARTICLE V

AUTHORIZED SHARES

The aggregate number of shares which the Corporation shall have the authority to issue is one thousand (1,000), all of which shall be Common Stock, each share having

a par value of One Dollar (\$1.00). All shares of Common Stock shall be identical with each other in every respect and the holders thereof shall be entitled to one vote for each share upon all matter upon which stockholders have the right to vote.

ARTICLE VI

RESIDENT OFFICE AND AGENT

The initial post office address of the Corporation's initial registered office shall be: 505 NW 72 Avenue # 209, Miami, Florida, 33126 and the initial registered agent for the Corporation at that address shall be Juan Omar Sixto, whose business address is and will be identical with the registered office of the Corporation.

ARTICLE VII

The number of directors constituting the initial Board of Directors shall be one.

The names and addresses of the persons who shall serve as the members of the initial Board of Directors of the Corporation are set forth as follows:

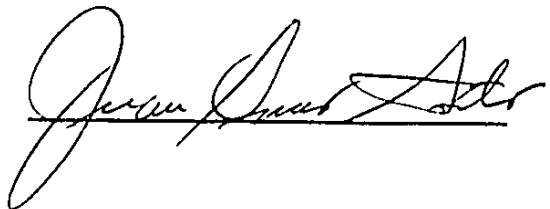
<u>NAME</u>	<u>ADDRESS</u>
JUAN OMAR SIXTO PRESIDENT	505 NW 72 Avenue #209, Miami, Fl 33126
JUAN OMAR SIXTO SECRETARY	505 NW 72 Avenue #209, Miami, Fl 33126
JUAN OMAR SIXTO TREASURER	505 NW 72 Avenue #209, Miami, Fl 33126

ARTICLE VIII

The name and address of the incorporator is set forth as follows:

<u>NAME</u>	<u>ADDRESS</u>
JUAN OMAR SIXTO	505 NW 72 Avenue #209, Miami, Fl 33126

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 20th day of March, 1997.



FILED

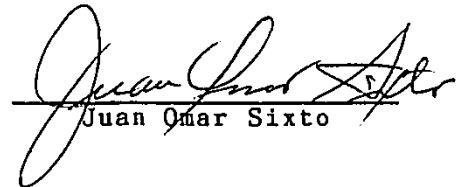
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ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of the Florida General Corporation Act, the undersigned does hereby accept his appointment as registered agent on whom process may be served within the State of Florida at the place designated in Article VI of these Articles of Incorporation for the proposed domestic corporation named in the foregoing Articles of Incorporation.

DATED this 20th day of March, 1997


Juan Omar Sixto