

ARTICLES OF INCORPORATION

OF

JAVIER CUBAS, P.A.

THE UNDERSIGNED incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation is **JAVIER CUBAS, P.A.**

ARTICLE II PRINCIPAL OFFICE

The address of the principal office, and the mailing address of the corporation is:

JAVIER CUBAS, P.A.
4092 N.W. 87th Ave
Sunrise, Florida 33351

ARTICLE III SHARES

The aggregate number of shares which this corporation shall have the authority to issue is 100 shares, all without par value and of one class. The duration of the corporation shall be perpetual.

ARTICLE IV INITIAL REGISTERED AGENT

The street address of the corporations initial registered office and the name of its initial registered agent at this office is:

JAVIER CUBAS, P.A.
4092 N.W. 87th Ave
Sunrise, Florida 33351

ARTICLE V

FILED
97 MAR 31 AM 7:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The number of directors constituting the board of directors is ONE and the name and address of each person who is to serve thereof is as follows:

JAVIER CUBAS, P.A.
4092 N.W. 87th Ave
Sunrise, Florida 33351

ARTICLE VI

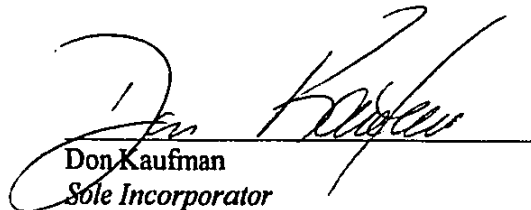
The general purpose or purposes for which this corporation is being formed is real estate transactions and Javier Cubas is a licensed real estate agent in the State of Florida.

ARTICLE VII

The name and address of the sole incorporator is: Don Kaufman, c/o Legal Alternative of South Florida, Inc., 18342 Northwest 7th Street, Pembroke Pines, Florida 33029.

IN WITNESS WHEREOF, the undersigned, as sole incorporator of this corporation has executed these Articles of Incorporation.

Dated:


Don Kaufman
Sole Incorporator

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED AGENT, IN THE STATE OF FLORIDA.

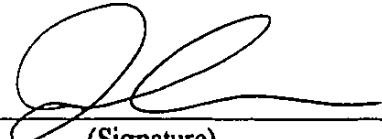
1. The name of the corporation is **JAVIER CUBAS, P.A.**

2. The name and address of the registered agent and office is:

JAVIER CUBAS, P.A.
4092 N.W. 87th Ave
Sunrise, Florida 33351

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Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



(Signature)

JAVIER CUBAS

03-25-1997
(Date)