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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS FAX #: (904)922-4001
FROM: CORPORATE CREATIONS INTERNATIONAL INC. ACCT#: 073171003004
CONTACT: JOHNNY C RODRIGUEZ LMS
PHONE: (305)672-0686 FAX #: (305)672-9110

NAME: 710 PROPERTY INC.
AUDIT NUMBER.....H97000010237
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..1 PAGES..... 4
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ARTICLES OF INCORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I. Name

The name of this Florida corporation is:
710 Property Inc.

Article II. Address

The mailing address of the Corporation is:
710 Property Inc.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Anibal Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Anibal Duarte-Viera
John Bradley

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.

Corporate Creations International Inc.
401 Ocean Drive #312 (Door Code 125)
Miami Beach FL 33139-6629
(305) 672-0686

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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

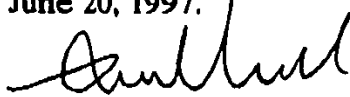
The name and address of the incorporator is:

Corporate Creations International Inc.
401 Ocean Drive #312 (Door Code 125)
Miami Beach FL 33139-6629

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on June 20, 1997.

The undersigned incorporator executed these Articles of Incorporation on June 20, 1997.



CORPORATE CREATIONS INTERNATIONAL INC.
Luis A. Uriarte Vice President

Corporate Creations International Inc.
401 Ocean Drive #312 (Door Code 125)
Miami Beach FL 33139-6629
(305) 672-0886

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

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CORPORATION:
710 Property Inc.

REGISTERED AGENT/OFFICE:
Anibal Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

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.



ANIBAL DUARTE-VIERA
by L.A. Uriarte as attorney-in-fact

Date: June 20, 1997

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Miami Beach FL 33139-6629
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