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FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 AUG -4 AM 10:45

DATE June 3, 1997

SECRETARY OF STATE
CORPORATE DIVISION
STATE OF FLORIDA
TALLAHASSEE, FLORIDA 32304

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-08/04/97--01172--012
***122.50 ***122.50

RE: Fort Dallas Equities, Inc. INC.
(NAME OF CORPORATION)

GENTLEMEN:

ENCLOSED HEREWITH ARE THE ARTICLES OF INCORPORATION TOGETHER WITH
A COPY OF SAID ARTICLES FOR Fort Dallas Equities, Inc.
(NAME OF CORPORATION)

OUR CHECK IN THE AMOUNT OF \$122.50 INCLUDES THE FOLLOWING:

FILING FEE
CHARTER TAX
REGISTERED AGENT
CERTIFIED COPY TOTAL \$122.50

RESPECTFULLY SUBMITTED,

James W. Leffler
INDIVIDUAL'S NAME
James W. Leffler
Fort Dallas Equities, Inc.
NAME OF CORPORATION

Fort Dallas Equities, Inc.
STATE OF FLORIDA
TALLAHASSEE, FLORIDA
CORPORATE DIVISION
TALLAHASSEE, FLORIDA 32304

RL
8.5.97

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CERTIFICATE OF INCORPORATION
-OF-

Fort Dallas Equities, Inc.

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, by and under the Provisions of the Statutes of the said State of Florida.

ARTICLE I

The name of this Corporation shall be:

Fort Dallas Equities, Inc.

ARTICLE II

The Corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida,

ARTICLE III

The maximum number of shares of capital stock that this corporation is authorized to have outstanding at any one time is FIVE HUNDRED (500) shares of common stock, having a par value of ONE (\$1.00) Dollar per share.

ARTICLE IV

The amount of capital with which this corporation will begin business shall be the sum of not less than FIVE HUNDRED (\$500.00) Dollars.

ARTICLE V

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE VI

The initial street address of the principal office of the corporation shall be:

11936 SW 54th Street

Cooper City, Florida 33330

ARTICLE VII

The number of Directors of this corporation shall be at least one (1) and no more than five (5).


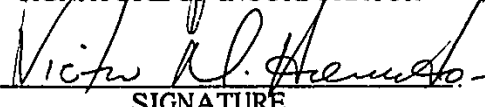
ARTICLE VIII

The names and street addresses of the members of the first Board of Directors of this Corporation are as follows:

<u>Victor M. Acevedo</u>	<u>James W. Leffler</u>
<u>886 NW 25th Avenue</u>	<u>11936 SW 54th Street</u>
<u>Miami, Florida 33125</u>	<u>Cooper City, Florida 33330</u>
_____	_____

ARTICLE IX

The names and street addresses of the persons signing these Articles of Incorporation as subscriber is as follows:

<u></u>	<u>11936 SW 54th Street</u>
SIGNATURE OF INCORPORATOR	ADDRESS
<u></u>	<u>886 NW 25th Avenue</u>
SIGNATURE	ADDRESS
_____	_____

ARTICLE X

The corporate existence of this corporation shall begin on the date the Articles of Incorporation are filed on record with the State.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 607.325 FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST THAT Fort Dallas Equities, Inc.
(Name of Corporation)

WITH ITS PLACE OF BUSINESS AT 11936 SW 54th Street, Cooper City
Address, City

HAS NAMED James W. Leffler
Name of Registered Agent

LOCATED AT 11936 SW 54th Street
(Must be street address and number of bldg)

CITY OF Cooper City, STATE OF FL., AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FL.

SIGNATURE *Victor M. Hernandez*
(Corporate Officer)

TITLE President

DATE June 3, 1997

Having been named to accept service of process for the above state corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the FL statutes.

SIGNATURE *James W. Leffler*
(Registered Agent)

DATE June 3, 1997

Bureau of Corporate Records, PO Box 6327, Tallahassee, FL. 32314

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