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O: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
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ACCT#: 072450003255

FAX #: (305)541-3770

NAME: FUTURA INTERNATIONAL REALTY INC.

AUDIT NUMBER.....H97000013354

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

CERT. OF STATUS..0

PAGES..... 4

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SEC. OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 14, 1997

EMPIRE

SUBJECT: FUTURA INTERNATIONAL REALTY INC.
REF: W97000018781

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Section 15.16(3), Florida Statutes, requires each document to contain in the lower left-hand corner of the first page the name, address, and telephone number of the preparer of the original and, if prepared by an attorney licensed in this state, the preparer's Florida Bar membership number.

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Beth Register
Corporate Specialist Supervisor

FAX Aud. #: H97000013354
Letter Number: 097A00041289

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ARTICLES OF INCORPORATION OF
FUTURA INTERNATIONAL REALTY INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to Contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be: FUTURA INTERNATIONAL REALTY INC.

The principal place of business of this corporation shall be 3750 West 16 Avenue, Suite 126-U, Hialeah, Fl. 33012.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock of \$1.00 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 3750 West 16 Avenue, Suite 126-U, Hialeah, Fl. 33012 and the name of the initial registered agent of the corporation at that address is Gonzalo R. Lage.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

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Document prepared by GONZALO R. LAGE, ESQ. - 3750 West 16 Ave., Suite 126-U, Hialeah, Fla. 33012
Florida Bar No. 0216372 (305) 828-7055

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ARTICLE VI. DIRECTORS.

This corporation shall have no Directors initially. The affairs of the Corporation will be managed by the shareholders until such time Directors are designated as provided by the Bylaws.

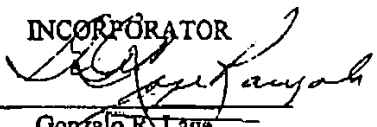
ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

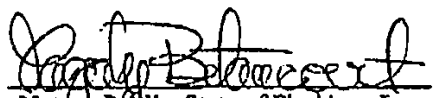
Gonzalo R. Lage
3750 West 16 Ave, Suite 126-U
Hialeah, Florida 33012

IN WITNESS WHEREOF, the undersigned authorized incorporator, has hereunto set his hand and seal on this 6th day of August, 1997.

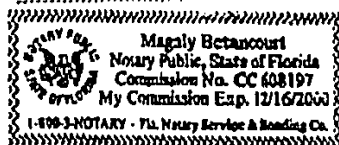
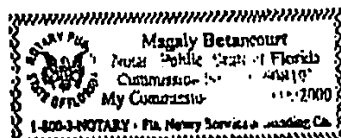
INCORPORATOR


Gonzalo R. Lage

The foregoing instrument was acknowledged before me this 6th day of August 1997
by Gonzalo R. Lage


Notary Public, State of Florida at Large

My Commission expires:



Document prepared by GONZALO R. LAGE, 3750 West 16 Ave., Suite 126-U, Hialeah, Fla. 33012
Florida Bar No. 0216372

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

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 office/registered agent, in the State of Florida.

1. The name of the corporation is: **FUTURA INTERNATIONAL REALTY INC.**
2. The name and address of the registered agent and office is:

Gonzalo R. Lage

3750 West 16 Avenue, Suite 126-U,
(P.O.Box or Mail Drop Box **NOT** acceptable)

Hialeah, Florida 33012
(City, State, Zip Code)

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

Gonzalo R. Lage
Registered Agent

Date

8/6/97

Document prepared by GONZALO R. LAGE, ESQ. - 3750 West 16 Ave., Suite 126-U, Hialeah, Fla. 33012
Florida Bar No. 0216372

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