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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY
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NAME: FORTUNA PROPERTIES, INC.

AUDIT NUMBER.....H98000001390

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

CERT. OF STATUS..0

PAGES.....9

CERT. COPIES.....1

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B. McKnight JAN 22 1998

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ARTICLES OF INCORPORATION

OF

FORTUNA PROPERTIES, INC.

The undersigned subscribers to these Articles of Incorporation, each a natural person, domestic or foreign corporation, partnership, or association, competent to contract, hereby associate themselves together to form a corporation under the Laws of the State of Florida.

ARTICLE I - NAME

The name under which this corporation will conduct its business and be known and recognized is:

FORTUNA PROPERTIES, INC.

ARTICLE II - NATURE OF BUSINESS

The general nature of the business to be transacted by this corporation shall be:

REAL ESTATE INVESTMENTS AND MANAGEMENT

Any and all activities permitted under the Laws of the State of Florida and the United States of America.

CARLOS A. SANTOS, II
61 GRAND CANAL DRIVE
SUITE 210
MIAMI, FLORIDA
FLA. BAR 249009
(305) 441-8848

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ARTICLE III - CAPITAL STOCK

The maximum number and class of shares of stock that this Corporation is authorized to have outstanding any one time are Sixty (60) Shares No Par Value.

Stock (including treasury shares) may be paid for by cash or other property, tangible or intangible, or by labor or services actually performed by the corporation. Neither promissory note nor future services shall constitute payment for the issuance of shares.

All the aforementioned stocks to be issued as fully paid for and exempt from assessment. Each share representing one vote.

There will be no pre-emptive rights on the part of the shareholders to acquire unissued or treasure shares or convertible securities.

ARTICLE IV - TERM OF EXISTENCE

This corporation is to exist perpetually unless a voluntary dissolution by the written consent of all its shareholders or an act of the corporation to that effect take place.

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ARTICLE V. - ADDRESS

The initial place of business address of this corporation in the State of Florida is:

11906 N. 157 PLACE JUPITER, FLA.

The registered office address for this corporation in the State of Florida will be:

11906 N. 157 PLACE JUPITER, FLA.

Its registered agent:

CARLOS BLETTLER

ARTICLE VI - SHAREHOLDERS

Shareholders meetings will take place once a year or without the geographical boundaries of the State of Florida. A majority of the shares entitled to vote, represented in person or proxy, shall constitute a Quorum, but in not even shall a quorum consist of less than one third of the shares entitled to vote at the meeting.

Shareholders will have the power to adopt, alter amend or repeal cooperate by-laws or they may vest such responsibilities on the Board of Directors.

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ARTICLE VII - DIRECTORS

This Corporation shall have 1 Director initially. The number of directors may be increased or decreased from time to time in such manner as may be prescribed by the By-Laws, but shall never be less than one (1). The Corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, as a director of officer of any other corporation, from and against any and all claims and liabilities to which such person shall become subject by reason of his having heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any claim or liability provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

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The rights accruing to any person under the foregoing provisions shall not exclude any other right to which he may be lawfully entitled nor shall anything herein contained restrict the right of the corporation to indemnify reimburse such person in any proper case even though not specifically herein provided for.

No contract or other transaction between this corporation and any other corporation, and no act of this corporation are pecuniarily or otherwise interest in, or are director individually, or any firm of which any director may be a member, may be party to or may pecuniarily or otherwise interested in, or are director individually, or any firm of which any directors or officers of, such other corporation; any director may be a member, may be a party to, or may pecuniarily or otherwise interested in any contract or transaction of the corporation, provided that the fact that he or such firm so interested shall be disclosed or shall have been known to the Board of Directors or such other members thereof as shall be present at any meeting of the Board at which action on any such contract or transaction shall be taken; and any Director of the Corporation who is also a

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ARTICLE X AMENDMENT

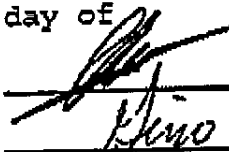
These Articles of Incorporation may be amended in any or as many respects as desired, provided that the amended articles contain only such provisions as may be lawfully contained in the original articles at the time of the amendment.

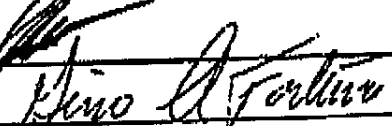
A charter amendment requires the affirmative vote of the holders of the majority of the shares entitled to vote thereon.

Restate articles of incorporation maybe adopted.

IN WITNESS WHEREOF, the parties to these Articles of Incorporation have hereunto set their hands and seals this

day of _____ 199 .

 (SEAL)

 (SEAL)

(SEAL)

(SEAL)

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STATE OF FLORIDA

COUNTY OF MIAMI DADE

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above, to take acknowledgements, personally appeared CARLOS BLETTLER to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they subscribed to these Articles of Incorporation.

IN WITNESS THEREOF, I set my hand and official seal in the County and State named above this day of 199 .

My commission expires :

NOTARY PUBLIC

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

In pursuant to Chapter 48.091 Florida Statutes, the following is submitted, in compliance with said Act:

First: That FORTUNA PROPERTIES, INC.
desiring to organize under the laws of the State of Florida

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with its principal office, as indicated in the Articles of incorporation at City of JUPITER County of PALM BEACH State of Florida has named CARLOS BLETTLER located at 1906 N. 157 PL. JUPITER, FL. as its agent to accept service of process within the State.

ACKNOWLEDGMENT,

having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY: 

RESIDENT AGENT

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TALLAHASSEE FLORIDA

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