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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: CORPORATE CREATIONS ENTERPRISES, INC.
CONTACT: FRANK A RODRIGUEZ
PHONE: (561)775-9980

ACCT#: 072100000245

FAX #: (561)694-1639

NAME: REAL PROPERTY CONSULTING, INC.

AUDIT NUMBER.....H98000002692

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

CERT. OF STATUS..1

PAGES.....4

CERT. COPIES.....0

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Real Property Consulting, Inc.

Article II. Address

The mailing address of the Corporation is:
Real Property Consulting, Inc.
2545 S. Bayshore Drive, Unit 109
Miami FL 33133

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Robert E. Venney
Welbaum Guernsey
901 Ponce de Leon Blvd, 10th Floor
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
James R. Venney

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.
8895 North Military Trail #202D
Palm Beach Gardens FL 33410-6266
(561) 694-8107

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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

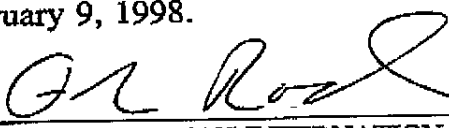
The name and address of the incorporator is:

Corporate Creations International Inc.
8895 North Military Trail #202D
Palm Beach Gardens FL 33410-6266

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on February 9, 1998.

The undersigned incorporator executed these Articles of Incorporation on February 9, 1998.


CORPORATE CREATIONS INTERNATIONAL INC.
Frank A. Rodriguez President

Corporate Creations International Inc.
8895 North Military Trail #202D
Palm Beach Gardens FL 33410-6266
(561) 694-8107

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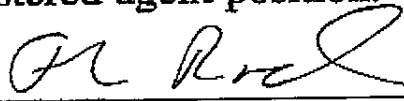
**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE****CORPORATION:**

Real Property Consulting, Inc.

REGISTERED AGENT/OFFICE:

Robert E. Venney
Welbaum Guernsey
901 Ponce de Leon Blvd, 10th Floor
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.


ROBERT E. VENNEY
by F.A. Rodriguez as attorney-in-fact

Date: February 9, 1998

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(561) 694-8107

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