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May 06, 1998

Secretary of State
State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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-05/26/98-01102-0048
*****78.75 *****78.75

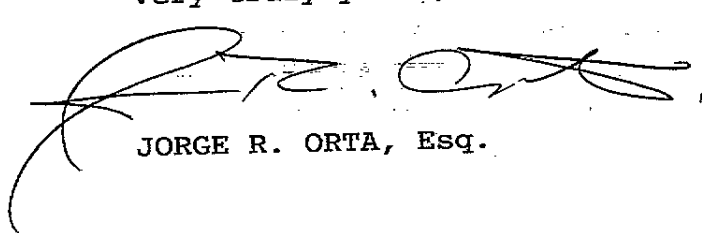
Re: S.B.S. REALTY CORP.

Dear Sirs or Madams:

Enclosed, please find original and copy of the Articles of Incorporation of the above referenced corporation for filing, along with our check in the total amount of \$78.75, covering the filing fee (\$70.00) and the fee for a certificate under seal (\$8.75).

Please proceed to file and return a copy of the filed Articles along with the requested certificate, to us. If there are any further requirements, please inform immediately.

Very truly yours,


JORGE R. ORTA, Esq.

JRO/an
Enclosure
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FILED
98 MAY 26 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

S.B.S. REALTY CORP.

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98 MAY 26 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE ONE
(Name)

The name of this corporation shall be:

S.B.S. REALTY CORP.

ARTICLE TWO
(Nature of Business)

This corporation may engage in any activity or business permitted under the laws of the United States and the laws of the State of Florida.

ARTICLE THREE
(Term of Existence)

This corporation shall have perpetual existence, unless sooner dissolved in accordance with the laws of the State of Florida.

ARTICLE FOUR
(Number of Directors)

This corporation shall at all times have at least two Directors. The stockholders of this corporation may, from time to time, and at any time, increase or diminish the size of the Board of Directors of this corporation, provided that the corporation at all times have a minimum of one Director.

ARTICLE FIVE
(Amendment)

These Articles of Incorporation may be amended in any manner consistent with the laws of the State of Florida.

**ARTICLE SIX
(Capital Stock)**

This corporation shall have One Hundred (100) shares of common stock, with par value of \$1.00, each share. All said stock shall be payable in property, labor, services, or as otherwise be accepted by the Board of Directors and just valuation shall by them be applied thereof.

**ARTICLE SEVEN
(Initial Office)**

The initial office address of this corporation in the State of Florida shall be:

1001 Ponce de Leon Blvd, Coral Gables, Florida 33134.

The Board of Directors may from time to time move the principal office to any other address within the State of Florida.

**ARTICLE EIGHT
(Initial Directors)**

The initial directors of this corporation shall be:

Raul Alarcon, Sr.
Raul Alarcon, Jr.

**ARTICLE NINE
(Subscribers)**

The name of each subscriber(s) to these Articles of Incorporation is/are:

<u>NAME</u>	<u>ADDRESS</u>
Raul Alarcon, Sr.	1001 Ponce de Leon Blvd Coral Gables, Florida 33134

**ARTICLE TEN
(Resident Agent)**

The name of the Resident Agent of this corporation for the purpose of service and for any other purpose for which a resident agent is required shall be:

<u>NAME</u>	<u>ADDRESS</u>
Jorge R. Orta	600 Brickell Avenue, Ste. 603 Miami, Florida 33131

IN WITNESS WHEREOF, I have hereunto set my hand and seal, at
County of Dade, State of Florida, on this 27th day of May, 1998.

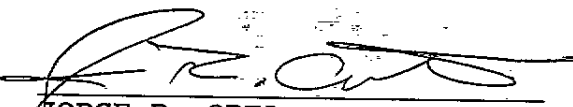


RAUL ALARCON, Sr.

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 48.091, Florida Statutes, the
following is submitted:

That S.B.S REALTY CORP., desiring to organize or qualify
under the laws of the State of Florida, with its principal place
of business at the City of Coral Gables, State of Florida, has
named, JORGE R. ORTA, 600 Brickell Avenue, Ste. 603, Miami, State
of Florida, as its agent to accept service of process in Florida.

Signature: 

JORGE R. ORTA

Title: Registered Agent

Date: May 6th, 1998

Having been named to accept service of process for the above
stated 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.

Signature: 

JORGE R. ORTA

Date: May 6th, 1998

FILED
98 MAY 26 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA