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CONTACT: RAY STORMONT
PHONE: (305)541-3694 FAX #: (305)541-3770

NAME: MIAMI DADE REALTY II, INC.
AUDIT NUMBER.....H98000017199
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
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Miami-Dade Realty, Inc.
REALTORS®/MLS

H98000017199

SEPTEMBER 3, 1998

I, ISHMAEL deMARCHENA, President of Miami-Dade Realty, Inc. S.S.#261-81-4440. Give permission to use the name Miami-Dade Realty, Inc. to Lourdes Rodriguez in the setup the corporation known as Misimi-Dade RealtyII.

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Ishmael de Marchena

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ARTICLES OF INCORPORATION

OF

MIAMI DADE REALTY II, INC.

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TALLAHASSEE, FLORIDA

ARTICLE I

CORPORATE NAME

The name of the Corporation shall be:

Miami Dade Realty II, Inc.

ARTICLE II

NATURE OF CORPORATE BUSINESS

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

ARTICLE III

CAPITAL STOCK

This Corporation is authorized to issue a maximum of One Thousand (1,000) shares of stock. The shares of stock authorized shall be common stock having a par value of One Dollar (\$1.00) per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

Marc Birnbaum, Esquire
20801 Biscayne Blvd. #400
Miami, Florida 33180
Tel: (305) 931-1812
Florida Bar No.: 275034

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ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT AND PRINCIPAL OFFICE

The Corporation's initial Registered Agent and Registered Office in the State of Florida shall be:

Lourdes Rodriguez
8010 Miami Lakes Drive
Miami Lakes, Florida 33016

The Corporation's principal office shall be:

8010 Miami Lakes Drive
Miami Lakes, Florida 33016

ARTICLE V

BOARD OF DIRECTORS

The number of Directors may be altered from time to time by By-Laws adopted by the Board of Directors. However, the Corporation shall have no less than one (1) Director at any time.

ARTICLE VI

INITIAL DIRECTORS

The names and post office addresses of the first Directors of the Corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Lourdes Rodriguez	8010 Miami Lakes Drive Miami Lakes, Florida 33016

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Ismael de Marchena

8010 Miami Lakes Drive
Miami Lakes, Florida 33016

ARTICLE VII

INCORPORATOR

The name and post office address of the Incorporator executing these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Lourdes Rodriguez	8010 Miami Lakes Drive Miami Lakes, Florida 33016

ARTICLES VIII

COMMENCEMENT DATE

Corporate existence will commence upon filing.

THE UNDERSIGNED Incorporator, for the purpose of forming a corporation to do business within the State of Florida, makes and files these Articles of Incorporation, hereby declaring and certifying that the facts stated are true.


 _____ (SEAL)
 Lourdes Rodriguez

STATE OF FLORIDA)
) SS.
 COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was

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acknowledged before me this 14th day of September, 1998 by LOURDES RODRIGUEZ who is personally known to me.



Francis E. Santana
MY COMMISSION # 00363310 EXPIRES
August 19, 2000
BONDED THROUGH TROY FARM INSURANCE, INC.

Francis E. Santana
NOTARY PUBLIC

The undersigned hereby accepts the foregoing designation as Initial Registered Agent and agrees to comply with the provisions of law applicable to said DESIGNATION.

Lourdes Rodriguez

Lourdes Rodriguez

September 14th, 1998

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