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TRANSMITTAL LETTER

* Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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-10/05/98--01037--001
*****78.75 *****78.75

SUBJECT: SURMOUNT REALTY, INC.
(proposed corporate name)

Enclosed please find an original and one (1) copy of the articles of incorporation for the
above corporation and check in the amount of \$ ~~2222~~ 78.75

1 ORIGINAL 1 COPY

FROM:

EDDY FRAGA
Name
2660 S.W. 69 AVE.
Address
MIAMI, FLA. 33155-2965
City, State, & Zip
(305) 662-5659
Telephone Number

FILED
98 OCT -5 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OCT -6 1998
P Hall
(6)

Note: Additional copy of articles is needed only when certified copy is requested.

ARTICLES OF INCORPORATION

FILED

OF

98 OCT -5 PM 2:49

SURMOUNT REALTY, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be: SURMOUNT REALTY, INC.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The Principal place of business and mailing address of this corporation shall be: 2660 S.W. 69 Avenue Miami, Florida. 33155-2965

ARTICLE IV

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute S607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation.

To make and alter bylaws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any and all lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary of convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute S607.014;

ARTICLE V

The aggregate number of shares which this corporation shall have authority to issue is the total sum of 1,000 shares, having an individual par value of NO PAR VALUE.

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE VI

The name and street address of the initial Registered Agent of this corporation shall be:

Eddy Fraga 2660 S.W. 69 Avenue Miami, Florida. 33155-2965

The principal address and registered office address are the same.

Eddy Fraga
Registered Agent

ARTICLE VII

The initial board of Directors shall consist of a total of 1 person and the name and address of the person who is to serve as an initial director is;

EDDY FRAGA
2660 S.W. 69 Avenue
Miami, Florida. 33155-2965

ARTICLE VIII

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

EDDY FRAGA
2660 S.W. 69 Avenue
Miami, Florida. 33155-2965

The undersigned has executed these Articles of Incorporation
This 2nd day of OCTOBER, 1998.

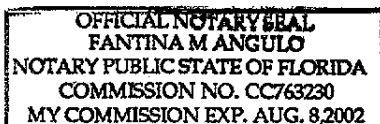
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

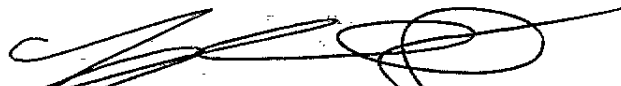

Incorporator

Before me, a notary Public authorized to take acknowledgement
in the state and county set forth above, personally appeared

EDDY FRAGA Known to me to be the person who
executed the foregoing articles of Incorporation, and he
acknowledge before me that he executed those articles of Incor-
poration.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal in the state and county aforesaid, this 2
day of October, 1998.




NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:

FILED

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

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.

First that SURMOUNT REALTY, INC.
desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of Incorporation has named EDDY FRAGA as Registered Agent and located at 2660 S.W. 69 Avenue Miami, Florida. 33155-2965, County of Miami-Dade State of Florida, as its agent to accept service of process within this State.

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 FUTURE 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.



Registered Agent