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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)487-6013

FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
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NAME: S & S REAL ESTATE PROPERTY MANAGEMENT & SALE

AUDIT NUMBER.....H98000019773

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

CERT. OF STATUS..0

PAGES..... 3

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**ARTICLES OF INCORPORATION
OF
S&S REAL ESTATE PROPERTY MANAGEMENT & SALES, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I. CORPORATE NAME

The name of this Corporation shall be
S&S REAL ESTATE PROPERTY MANAGEMENT & SALES, INC.

ARTICLE II. PRINCIPAL PLACE OF BUSINESS

The principal place of the business of the corporation shall be:
4905 NW 7 Avenue
Miami, Florida 33127

ARTICLE III. 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 IV. CAPITAL STOCK

This Corporation is authorized to issue a maximum of One Thousand (1000) 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.

ARTICLE V. INITIAL REGISTERED AGENT AND OFFICER

The Corporation's initial Registered Agent and Registered Officer in the State of Florida shall be:
MILDRED SHATTEEN
4905 NW 7 Avenue
Miami, Florida 33127

ARTICLE VI. BOARD OF DIRECTORS

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

ARTICLE VII. INITIAL DIRECTORS

The name and post office address of each member of the initial Board of Directors are:
MILDRED SHATTEEN
4905 NW 7 Avenue
Miami, Florida 33127

Prepared by:
THOMAS G. LEE, Esq.
11955 West Dixie Highway, Miami, Florida 33161
305-893-6600
Florida Bar No. 175198

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ARTICLE VIII. PRE-EMPTIVE RIGHTS

Every shareholder, upon the issuance or sale of either new or treasury stock for cash, property, services, in payment of corporate debts or otherwise, shall have the right to purchase his or her proportionate share thereof.

ARTICLE IX. INCORPORATOR

The name and post office address of the incorporator executing these Articles of Incorporation are as follows:

MILDRED SHATTEEN
4905 NW 7 Avenue
Miami, Florida 33127

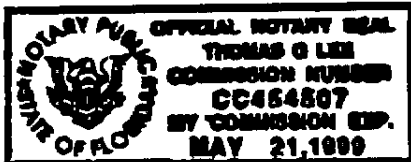
THE UNDERSIGNED INCORPORATOR, for the purpose of forming a Corporation to do business in the State of Florida, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true.


MILDRED SHATTEEN

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

BEFORE ME, the undersigned, a Notary Public, duly authorized in the state and county named above to take acknowledgments, personally appeared MILDRED SHATTEEN to me known to be the person described as the Incorporator in the foregoing Articles of Incorporation, and she acknowledged to me that she executed said Articles of Incorporation.

WITNESS my hand and official seal at Miami-Dade County, State of Florida, on this 9th day of October, 1998.




NOTARY PUBLIC

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TALLAHASSEE, FLORIDA

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


MILDRED SHATTEEN

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