

P98000103/55

Dec 2, 1998

Augusto Franco
3550 Pineneedle Tr.
Kissimmee, FL 34746
407-870-0765

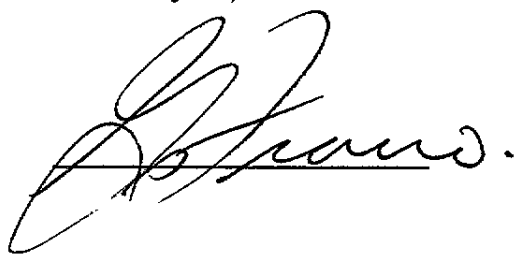
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Dear Sir or Madam:

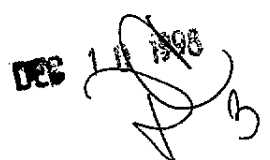
Enclosed please find the necessary documents for the corporate registration of Augusto Franco, P.A., along with payment for the filing fee's of the Articles of Incorporation and the fee for the Designation of Registered Agent & Acceptance.

Also enclosed is a photocopy of these corporate documents. Please return this to me with the filing date stamped on it.

Thank you,



FILED
98 DEC -9 PM 4:00
SECRETARY OF STATE
TALLAHASSEE FLORIDA

DEC 11 1998


STATE OF FLORIDA
ARTICLES OF INCORPORATION
of
AUGUSTO FRANCO, P.A.
A BUSINESS / STOCK CORPORATION

FILED

98 DEC -9 PM 4: 01

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE I
CORPORATE NAME AND ADDRESS

The name of this corporation is Augusto Franco, P.A.

ARTICLE II
SHARES

The total number of shares which the corporation shall have authority to issue is 20 shares of no par value stock.

ARTICLE III
REGISTERED OFFICE AND AGENT

The street address of the corporation's initial registered office and the name of its initial registered agent at such address is:

The principal office is the same as the registered office.

Augusto Franco
3550 Pineneedle Tr.
Kissimmee, FL 34746

ARTICLE IV
PURPOSE

The specific purpose of the corporation is to engage in the sale of real estate properties, and any lawful activity permitted by the laws of this state.

ARTICLE V
DIRECTORS

The names and residence addresses of the persons constituting the initial board of directors are:

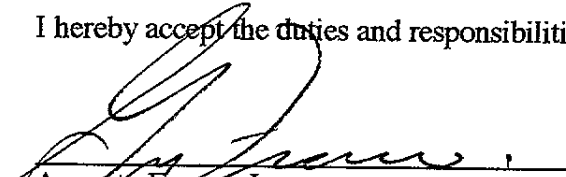
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3550 Pineneedle Tr.
Kissimmee, FL 34746

After the initial board of directors, the board shall consist of such number of directors as shall be determined by the shareholders from time to time at each annual meeting at which directors are to be elected.

Certification

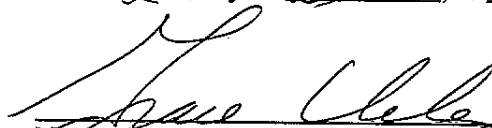
I certify that I have read the above Articles of Incorporation and that they are true and correct to the best of my knowledge.

I hereby accept the duties and responsibilities as registered agent.

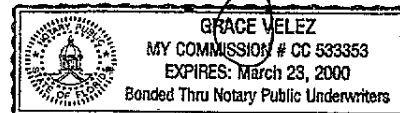

Augusto Franco, Incorporator
3550 Pineneedle Tr.
Kissimmee, FL 34746

State of Florida, County of Ocala, SS:

Subscribed and sworn to (or affirmed) before me this 2 day of Dec., 1998.


Notary Public

GRACE VELEZ



10. Duenis Lammie

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98 DEC -9 PM 4: 01
SECRETARY OF STATE
TALLAHASSEE FLORIDA