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To: Division of Corporations  
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From: Account Name : FAS-T CORP. AGENTS, INC.  
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**FLORIDA PROFIT CORPORATION OR P.A.**

**MIAMI REAL ESTATE SERVICES, INC.**

Certificate of Status	0
Certified Copy	1
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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
MIAMI REAL ESTATE SERVICES, INC., A FLORIDA CORPORATION

ARTICLE I. NAME

The name of this corporation shall be Miami Real Estate Services, Inc., a Florida Corporation.

ARTICLE II. COMMENCEMENT & DURATION

The commencement of this corporation's existence shall be at the time of the filing of these Articles Of Incorporation. This corporation's duration shall be perpetual.

ARTICLE III. PURPOSE

This corporation is being organized for the purpose of engaging in the transaction of any and all real estate related business activities permitted under the laws of Florida and the United States Of America.

ARTICLE IV. CAPITAL STOCK

This corporation shall have the authority to issue 300 Common par value shares of common capital stock.

This Document Prepared By:  
Antonio J. Soto, III, Esq  
8500 W Flagler Street, A-105  
Miami, Florida 33144  
Telephone (305) 227-2700  
FBW. 302163

Articles Of Incorporation Of Miami Real Estate Services, Inc., a  
Florida Corporation

ARTICLE V. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash by this corporation of any shares of new capital stock of the same kind, class, or series, as that which the shareholder already holds, shall have the preemptive right to purchase a pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which such shares are offered to others.

ARTICLE VI. TRANSFER RESTRICTIONS

No shareholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any shares of the capital stock of this corporation, without first offering such shares for sale to this corporation at the net asset value thereof. Such offer shall be in writing, signed by the shareholder, sent by registered or certified mail to this corporation at its registered office address, and open for acceptance by this corporation for a period of fifteen days from the date of mailing. If this corporation fails or refuses, within such period, to make satisfactory arrangements for the purchase of such shares, the shareholder shall have the right to dispose of such shares without any further restrictions.

On the death of any shareholder, this corporation shall have the right to purchase any shares of the capital stock of this corporation owned by the shareholder immediately prior to the shareholder's death, on the terms set forth above, and this

Articles Of Incorporation Of Miami Real Estate Services, Inc., a  
Florida Corporation

provision shall be binding upon the personal representative of the shareholder.

Each stock certificate issued by this corporation shall carry the following legend:

"These Shares Are Held Subject To Certain Transfer Restrictions Imposed By This Corporation's Articles Of Incorporation, A Copy Of Which Is On File At This Corporation's Principal Office."

#### ARTICLE VII. INITIAL BOARD OF DIRECTORS

The number of directors on this corporation's Initial Board Of Directors shall be 2. The number of directors may be increased or decreased from time to time, as provided in this corporation's bylaws, but shall never be less than one.

The name and address of each individual who shall serve as a member of the Initial Board Of Directors are:

Raul Ramos; 8020 NW 87th Avenue, # 412, Miami, Florida 33172

Roy Ramos; 15389 S. Dixie Highway, Suite 51, Miami, Florida 33157.

#### ARTICLE VIII. INDEMNIFICATION

This corporation shall indemnify any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

#### ARTICLE IX. PRINCIPAL OFFICE & INITIAL REGISTERED OFFICE & AGENT

The address of this corporation's principal office shall be 275 Fontainebleau Blvd, Suite 120, Miami, Fl 33172

Articles Of Incorporation Of Miami Real Estate Services, Inc., a Florida Corporation

The address of this corporation's initial registered office shall be: 8500 West Flagler Street, Suite A-105, Miami, FL 33144.

The name of the individual who shall serve as this corporation's initial registered agent at that address is:

Antonio J. Soto, III, Esq.

ARTICLE X. INCORPORATOR

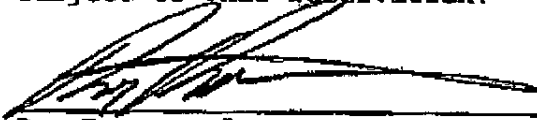
The name and address of the individual who shall serve as this corporation's incorporator are:

Roy Ramos, 15389 S. Dixie Highway, Miami, Florida 33157

Raul Ramos, 8020 NW 87th Avenue, # 412, Miami, Florida 33172

ARTICLE XI. AMENDMENT

This corporation reserves the right to amend or repeal any provisions in these Articles Of Incorporation, or any amendments hereto. Any rights conferred upon the shareholders shall be subject to this reservation.

  
Roy Ramos - Incorporator

  
Raul Ramos - Incorporator

I hereby accept my designation as resident agent and agree to serve as the resident agent of Miami Real Estate Services, Inc., a Florida Corporation. I hereby state that I am familiar with and accept the duties and responsibilities as registered agent.

  
Antonio J. Soto, III, Esq - Registered Agent

Articles Of Incorporation Of Miami Real Estate Services, Inc., a Florida Corporation

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State Of Florida

County Of DADE

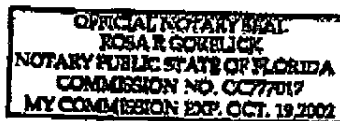
On JAN 4<sup>th</sup> 1999, Antonio J. Soto, III, Esq,  
designated above as the individual who shall serve as the  
corporation's initial registered agent and Roy Ramos and Raul Ramos  
as incorporators, who are personally known to me, or produced their  
Florida driver's license as identification, personally appeared  
before me at the time of notarization, and, after being given the  
oath, acknowledged signing these Articles Of Incorporation Of Miami  
Real Estate Services, Inc., a Florida Corporation.

Rosa R. Gorelick  
Notary Public

Rosa R. Gorelick  
(Notary Public - Printed Or Typed Name)

Commission Expiration Date & Commission Number:

(SEAL)



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