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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 922-4001

From: Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305) 599-0839
Fax Number : (305) 716-0346

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99 FEB - 2 PM 12: 13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

VALUE APPRAISAL SERVICES, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
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12/199

ARTICLES OF INCORPORATION
OF
VALUE APPRAISAL SERVICES, INC.

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be: Value Appraisal Services, Inc..

The principal place of business of this corporation shall be: 2290 S.W. 122nd Court Miami, Florida 33175

ARTICLE II NATURE OF BUSINESS

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

ARTICLE III CAPITAL STOCK

The aggregate number of shares and its value that this corporation is authorized to have outstanding at any one time is:

One thousand (1,000) shares of common stock at \$1.00 par value.

ARTICLE IV TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V OFFICERS DIRECTORS

The name(s) and street address(es) of the initial officer(s) and director(s), if any, who shall hold office the first year of the corporation's existence or until their successor(s) is (are) elected, is (are):

Sara Peyno (P,S)
2270 S.W. 122nd Court
Miami, FL 33175

Alfredo Peyno (VP,T)
2290 S.W. 122nd Court
Miami, FL 33175

Prepared By: Carlos Garcia CPA
11430 N. Kendall Dr., 3225 Miami, FL 33176
Tel: (305) 279-7201

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TALLAHASSEE, FLORIDA

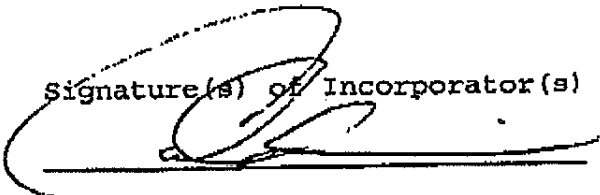
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ARTICLE VI INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to this articles of incorporation is (are):

Carlos E. Garcia C.P.A.
11430 N. Kendall Drive Suite #225
Miami, FL 33176

IN WITNESS WHEREOF, the undersigned incorporator(s) has (have) executed these Articles of Incorporation this 1st day of February, 1999.

Signature(s) of Incorporator(s)


CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.325, 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.

1. The name of the corporation:

Value Appraisal Services, Inc.

2. The name and address of the registered agent and office is:

Carlos Garcia C.P.A. 11430 N. Kendall Drive Suite 225

(P.O. BOX NOT ACCEPTABLE)

Miami, FL. 33176

(CITY/STATE/ZIP)

SIGNATURE



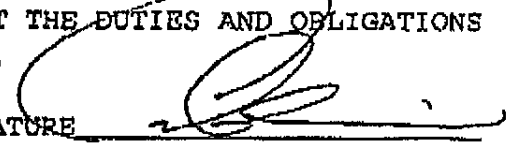
TITLE Incorporator

DATE

2-1-99

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTIONS 607.325, FLORIDA STATUTES.

SIGNATURE



DATE

2-1-99

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TALLAHASSEE, FLORIDA