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Florida Department of State
Division of Corporations
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

J.L. AND REAL ESTATE INVESTMENT CO.

Certificate of Status	0
Certified Copy	1
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

February 18, 1999

EMPIRE

SUBJECT: J.L. AND M REAL ESTATE INVESTMENT CO. ...
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ARTICLES OF INCORPORATION
OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

J.L. and M. REAL ESTATE INVESTMENT CO.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I

NAME OF CORPORATION

The name of the corporation is J.L. and M. REAL ESTATE INVESTMENT CO.

ARTICLE II

DURATION AND BEGINNING OF CORPORATE EXISTENCE

The corporation shall exist perpenially. The date when the corporate existence of this corporation shall begin by February 11th, 1999.

ARTICLE III

NATURE OF BUSINESS

This corporation is organized for the purpose of transecting any and all lawful business.

Prepared by:
Zaedy R. Pozo, Esq.
2655 LeJeune Road,
Penthouse ID
Coral Gables, Florida 33134
TEL (305) 442-7141
Fla. Bar No. 361453

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ARTICLE IV.

CAPITAL STOCK

The corporation is authorized to have outstanding one class of stock designated as common stock. The maximum number of shares of common stock which the corporation is authorized to have outstanding is 100 shares of common stock of a par value of \$1.00 per share. Holders of common stock are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. Holders of common stock shall have preemptive rights to subscribe to the corporation's securities.

ARTICLE V.

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 1123 Obispo, Coral Gables, Florida, and the name of the initial agent of this corporation is Lillian Miranda, at 1123 Obispo, Coral Gables, Florida 33134

ARTICLE VI.

PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 1123 Obispo, Coral Gables, Florida 33134.

ARTICLE VII.

INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) director initially. The number of directors may be increased or decreased from time to time by amendment to, or in the manner provided in, the by-laws of the corporation.

The name and street addresses of the initial directors are as follows:

LILLIAN MIRANDA
1123 Obispo
Coral Gables, Florida 33134

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ARTICLE VIII

INCORPORATOR

The name and address of the Incorporator subscribing to these Articles of Incorporation is:

LILLIAN MIRANDA
1123 Obispo
Coral Gables, Florida 33134

ARTICLE IX

INDEMNIFICATION


The corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise.

ARTICLE X

AMENDMENT

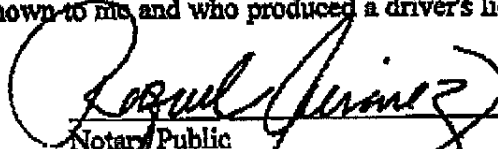
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 10th day of February, 1999.

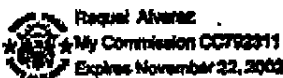

Name: Lillian Miranda

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 10th day of February, 1999, by LILLIAN MIRANDA who is personally known to me and who produced a driver's license as identification.


Notary Public
State of Florida at Large

My commission expires:



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**CERTIFICATE OF REGISTERED AGENT
OF**

J.L. and M. REAL ESTATE INVESTMENT CO.

Pursuant to Sections 48.091 and 607.0501 of the Florida Statutes, the following is submitted, in compliance therewith:

That J.L. and M. REAL ESTATE INVESTMENT CO., desiring to organize under the laws of the State of Florida with its principal office in Miami, Florida, has named 1123 OBISPO, CORAL GABLES, FLORIDA, County of Dade, State of Florida, agent to accept service of process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in the capacity. I further 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.

Dated this 10TH day of February, 1999.

By: 
Name: LILLIAN MIRANDA

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TALLAHASSEE, FLORIDA

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