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Holland & Knight LLP	
Requestor's Name	
315 SOUTH CALHOUN STREET	
Address	
Tallahassee, Florida 32301	
City/State/Zip	Phone #
	425-5686

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. R. & R. Property Plus, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

<input checked="" type="checkbox"/> Walk-in	<input checked="" type="checkbox"/> Pick up time <u>4:00</u>	<input checked="" type="checkbox"/> Certified Copy
<input type="checkbox"/> Mail-out	<input type="checkbox"/> Will wait	<input type="checkbox"/> Certificate of Deposit
<input type="checkbox"/> Photocopy		

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NEW FILINGS	AMENDMENTS
Partnership	Amendment
Non-Profit	Resignation of P.A. Officer/ Director
Limited Liability	Change of Registered Agent
Domestication	Dissolution/Withdrawal
Other	Merger

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OTHER FILINGS	REGISTRATION/QUALIFICATION
Annual Report	Foreign
Fictitious Name	Limited Partnership
Name Reservation	Restatement
	Trademark
	Other

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ARTICLES OF INCORPORATION

OF

R & R PROPERTY PLUS, INC.

The undersigned, acting as incorporator of **R & R PROPERTY PLUS, INC.** under the Florida Business Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation is **R & R PROPERTY PLUS, INC.**

ARTICLE II. ADDRESS

The mailing address of the corporation is 16025 S.W. 74th Court, Miami, Florida 33157.

ARTICLE III. COMMENCEMENT OF EXISTENCE

The existence of the corporation will commence upon the filing of these articles of incorporation.

ARTICLE IV. PURPOSE

The corporation is organized to engage in any activity or business permitted under the laws of the United States and Florida.

ARTICLE V. AUTHORIZED SHARES

The maximum number of shares that the corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$.01 per share.

ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 16025 S.W. 74th Court, Miami, Florida 33157 and the name of the corporation's initial registered agent at that address is Ruben Rodriguez.

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ARTICLE VII. INCORPORATOR

The name and street address of the incorporator are Daniel Rodriguez, 11822 S.W. 98th Court, Miami, Florida 33176.

The incorporator of the corporation assigns to this corporation his rights under Section 607.0201, Florida Statutes, to constitute a corporation, and he assigns to those persons designated by the board of directors any rights he may have as incorporator to acquire any of the capital stock of this corporation, this assignment becoming effective on the date corporate existence begins.

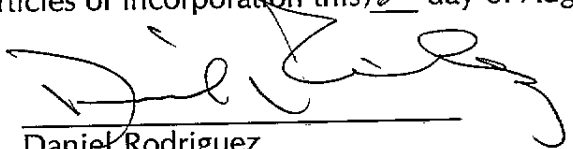
ARTICLE VIII. BYLAWS

The power to adopt, alter, amend, or repeal bylaws shall be vested in the board of directors and the shareholders, except that the board of directors may not amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that the bylaw is not subject to amendment or repeal by the directors.

ARTICLE IX. AMENDMENTS

The corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholders are subject to this reservation.

The undersigned incorporator, for the purpose of forming a corporation under the laws of the State of Florida, has executed these Articles of Incorporation this 16th day of August, 1999.



Daniel Rodriguez
Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED.

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That **R & R PROPERTY PLUS, INC.** desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at 16025 S.W. 74th Court, Miami, Florida 33157 has named Ruben Rodriguez as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the corporation named above, at the place designated in this certificate, the undersigned agrees to act in that capacity, to comply with the provisions of the Florida Business Corporation Act, and is familiar with, and accepts, the obligations of that position.

Dated this 16th day of August, 1999.

By: _____

Name: Ruben Rodriguez

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