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September 3, 1999

In need of any questions,
PLEASE CONTACT:

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*****78.75 *****78.75

YOEL DAMAS: O: (305) 262-3939
O: (305) 271-2339
O: (305) 969-3936
C: (305) 970-8513

FROM
REALTY EXECUTIVES
6440 SW 117TH AVE
MIAMI FL 33175
GACE 305 271 2339

FILED
99 SEP - 7 PM 12:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Yoel Damas GAVE
AUTHORIZATION BY PHONE TO
CORRECT Article VII
DATE 9-13-99
DOC. EXAM. Tee

T BROWN SEP 13 1999

ARTICLES OF INCORPORATION
OF
SUNSET PREFERRED, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, for the purpose of forming a corporation under The Florida Business Corporation Act, hereby adopt the following Articles of Incorporation:

ARTICLE I :NAME

The name of the Corporation shall be: **SUNSET PREFERRED, INC.**

ARTICLE II: PURPOSE

The Corporation shall be permitted to engage in any legally permitted activity.

ARTICLE III: SHARES

The number of shares of stock that this Corporation is authorized to have at any one time is one hundred (100)

ARTICLE IV: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

| | |
|------------|------------------------------------|
| Yoel Damas | 7955 Coral Way Miami, FL. 33155 |
|------------|------------------------------------|

ARTICLE V: INCORPORATORS

The name and street addresses of the incorporators to these Articles of Incorporation are:

| | |
|------------|------------------------------------|
| YOEL DAMAS | 7955 Coral Way Miami, FL. 33155 |
|------------|------------------------------------|

ARTICLE VI: ADDRESS OF CORPORATION'S FIRST PLACE OF BUSINESS

The first address of the corporation shall be: 6440 SW 117 AVE MIAMI, FL. 33175

ARTICLE VII: BOARD OF DIRECTORS

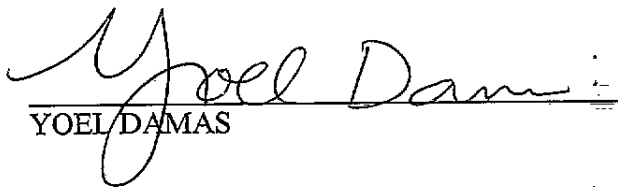
This Corporation shall have 2 directors initially. The number of directors may be increased or diminished from time to time by the Bylaws adopted by the Stockholders, but shall never be less than one.

ARTICLE VIII: INITIAL MEMBERS OF THE BOARD OF DIRECTORS

The names of the members of the initial Board of Directors of this Corporation and their street addresses are as follows:

| | | |
|-----------------|------------------|------------------------------------|
| Grace Herrera | "President" | 7955 Coral Way Miami, FL. 33155 |
| Derek I. Medina | "Vice-President" | 7955 Coral Way Miami, FL. 33155 |

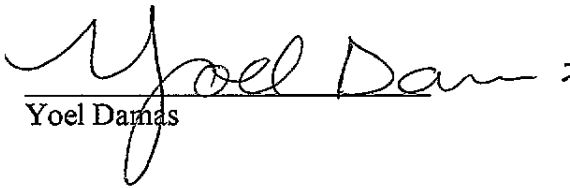
The undersigned incorporators have executed these Articles of Incorporation this 1st Day of July, 1999.


YOEL DAMAS

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in these articles, I hereby accept the appointment as registered agent and agree to act in this 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.


Yoel Damas