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LAW OFFICE OF MARTIN HANNAN, P.A.
Martin L. Hannan, Esq.

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September 10, 1999

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

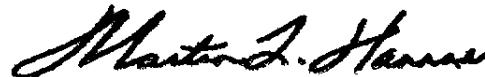
RE: Filing New Articles of Incorporation

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-09/13/99--01120--010
*****78.75 *****78.75

Dear Department:

Enclosed is an original and a copy of Articles of Incorporation. Our check in the amount of \$78.75 is enclosed for the filing fee and a certificate of good standing. Please return a time file stamped copy of the Articles as well as the certificate of good standing in the self-addressed envelope provided

Very truly yours,



Martin L. Hannan

MH/lc
cc: Roberto Marrero
encl.:Y

FILED
99 SEP 13 PM 10:13
SECRETARY OF STATE
TALLAHASSEE FLORIDA

9/20
Spoke with Martin Hannan
would like individual listed
as Registered Agent not PA.
Also suite # is 300. SH

SH
9/20

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FILED
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION OF
VISTA DEL MAR PROPERTIES, INC.

The undersigned incorporator hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the Laws of the State of Florida.

ARTICLE ONE - NAME

The name of the corporation is VISTA DEL MAR PROPERTIES, INC.

ARTICLE TWO - BUSINESS AND PURPOSE

The corporation is organized for any lawful purpose permitted under the Laws of the State of Florida.

ARTICLE THREE - ADDRESS OF CORPORATION

The principal office and the mailing address of the corporation shall be 4301 Palm Ave, Suite E, Hialeah, Florida 33012.

ARTICLE FOUR - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE FIVE - CAPITAL STOCK

The aggregate number of shares of capital stock authorized to be issued by this corporation shall be 500 shares of common stock with a par value of \$1.00 per share. Each share of said stock shall entitle the holder thereof to one vote at every annual or special meeting of the stockholders of this corporation. The consideration for the issuance of said

shares of capital stock may be paid, in whole or in part, in cash, in other property (tangible or intangible) or in labor or services actually performed for this corporation, at a fair valuation to be fixed by the Board of Directors. In the election of directors of this corporation, there shall be no cumulative voting of the stock entitled to vote at such election.

ARTICLE SIX - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation and the initial registered agent of this corporation shall be: Martin L. Hannan, Esq., MARTIN HANNAN, P.A., 2525 SW 3rd Avenue, Suite 300, Miami, Florida 33129.

ARTICLE SEVEN - BOARD OF DIRECTORS

The Board of Directors of this corporation shall consist of not less than one nor more than nine members, the exact number of directors to be fixed from time to time by the stockholders or by the by-laws. The business and the affairs of this corporation shall be managed by the Board of Directors, which may exercise all such powers of this corporation and do all such lawful acts and things as are not by law directed or required to be exercised or done only by the stockholders. Subject to the by-laws of this corporation, meetings of the directors may be held within or without the State of Florida. Directors need not be stockholders. The stockholders of this corporation may remove any directors from office at any time with or without cause. The initial Director of the Board of Directors of the corporation is Roberto Marrero, 4301 Palm Ave, Suite E, Hialeah, Florida 33012.

ARTICLE EIGHT - INCORPORATOR

The name and address of the incorporator making these Articles of Incorporation is

Roberto Marrero, 4301 Palm Ave, Suite E, Hialeah, Florida 33012.

ARTICLE NINE - BY-LAWS

The power to adopt the by laws of this corporation, to alter, to amend or repeal the by-laws, or to adopt new by-laws shall be vested in the Board of Directors of this corporation, provided however, that any by-law or amendment thereto as adopted by the Board of Directors may be altered, amended or repealed by the vote of the stockholders entitled to vote thereon, or a new by-law in lieu thereof may be adopted by a vote of the stockholders. The by-laws of this corporation shall be for the government of this corporation and may contain any provisions or requirements for the management and conduct of the business of this corporation, provided the same are not inconsistent or contrary to the laws of the State of Florida or of the United States.

ARTICLE TEN - AFFILIATED TRANSACTIONS

In accordance with the provisions of the Florida Statutes Section 607.0901 (5)(a) (1989), the provisions of the General Corporation Act of the State of Florida currently codified as Section 607.0901 of the Florida Statutes, as the same may be amended from time to time, shall be inapplicable to this corporation.

ARTICLE ELEVEN - AMENDMENT OF ARTICLES OF INCORPORATION

This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon the stockholders herein are subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these
Articles of Incorporation this 8th day of September, 1999.

BY: Roberto F. Marrero
Roberto Marrero

STATE OF FLORIDA:

COUNTY OF DADE:

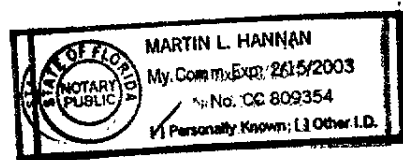
I HEREBY CERTIFY that on this day, before me an officer authorized to administer oaths and take acknowledgments, personally appeared Roberto Marrero, known to me to be the person described in and who executed the foregoing, who acknowledged before me that he executed has same, and an oath was not taken. Said person is personally known to me.

WITNESS my hand and seal this 8th day of September 1999.

Martin L. Hannan

Notary Public
State of Florida at Large

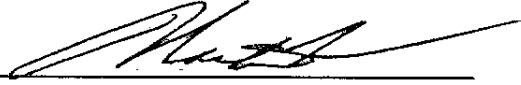
My commission expires:



ACCEPTANCE BY REGISTERED AGENT

I, **Martin L. Hannan**, having been named as registered agent to accept service of process for the above named corporation, at the registered office designated in these Articles of Incorporation, hereby agree to act in that capacity, and I further agree to comply with all provisions of any laws relating to the complete performance of my duties.

DATED this 14th day of September, 1999.


Martin L. Hannan
MARTIN HANNAN, P.A.
2525 SW 3rd Avenue
Suite 300
Miami, Florida 33129

THIS INSTRUMENT PREPARED BY:
MARTIN L. HANNAN, ESQ.
2525 SW 3rd AVENUE
SUITE 300
MIAMI, FLORIDA 33129
(305) 285-3030

FILED
99 SEP 13 PM 10:13
SECRETARY OF STATE
TALLAHASSEE FLORIDA