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TRANSMITTAL LETTER

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

300002991259--0
-09/20/99-01100-014
*****70.00 *****70.00

SUBJECT: DAVE MAGUA, P.A.

Enclosed is an original and one copy of the Articles of Incorporation and our check for \$70.00. Please return to us a stamped copy of the Articles.

FROM:

David Magua
196 East Bayridge Drive
Weston, FL 33326
954-217-3670

FILED
1999 SEP 20 AM 10:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

24 9/23

FILED

1999 SEP 20 AM 10: 57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

DAVE MAGUA, P.A.

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be: DAVE MAGUA, P.A.

ARTICLE II

This corporation shall have perpetual existence unless dissolved voluntarily or involuntarily.

ARTICLE III

The specific purpose for which this Professional Association is organized shall be to render Real Estate Sales and Services.

ARTICLE IV

The number of shares of stock that this corporation is authorized to issue shall be: one-hundred (100) shares common in one class only, each having a par value of one dollar (\$1.00) per share.

The corporation shall have the power to amend these articles at any time to provide for the different classes of stock and to provide provisions for the preferences, limitations, and relative rights in respect to the shares of each class of stock.

This corporation shall be without authority to approve any by-laws or resolution that will sell or assign stock of this corporation to any other firm, person or corporation, except that the stock of this corporation can be sold or transferred or assigned to any of the present charter members, or to this corporation.

ARTICLE V

The principal place of business and mailing address of this corporation shall be:

196 East Bayridge Drive
Weston, FL 33326

ARTICLE VI

The initial number of corporate directors shall be at least one (1) and not more than five (5). The number of directors may be raised or lowered by amendment of the by-laws of the corporation but shall in no case be less than one.

ARTICLE VII

The name and street address of the member of the first board of directors of this corporation is as follows:

David Magua, President
196 East Bayridge Drive
Weston, FL 33326

ARTICLE VIII

The name and street address of the incorporator to these Articles of Incorporation is:

David Magua, President
196 East Bayridge Drive
Weston, FL 33326

ARTICLE IX

The name and address of the first officer of this corporation is as follows:

David Magua, President
196 East Bayridge Drive
Weston, FL 33326

ARTICLE X

The name and address of the first subscriber to the capital stock of this corporation is as follows:

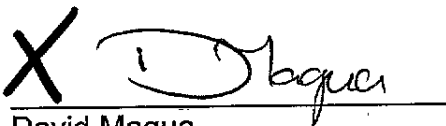
<u>Name and Address</u>	<u>Amount</u>	<u>Number of Shares</u>
David Magua 196 East Bayridge Drive Weston, FL 33326	\$ 100.00	One-Hundred (100)

ARTICLE XI

The name and address of the registered agent of this corporation is :

David Magua
196 East Bayridge Drive
Weston, FL 33326

The undersigned incorporator has executed these Articles of Incorporation this 9th day of September 1999.



David Magua
President
196 East Bayridge Drive
Weston, FL 33326

FILED

1999 SEP 20 AM 10: 57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE

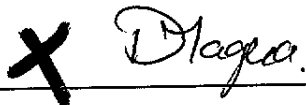
PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501,
FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED
UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE / REGISTERED
AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is : DAVE MAGUA, P.A.
2. The name and address of the registered agent and office is:

David Magua
196 East Bayridge Drive
Weston, FL 33326

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE
OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE
DESIGNATED IN THIS CERTIFICATE, 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 OBLIGATION OF MY POSITION AS
REGISTERED AGENT.

SIGNATURE



DATE: September 9, 1999
