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FILED
99 DEC 13 AM 11:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

December 8, 1999

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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-12/13/99--01098--008
*****78.75 *****78.75

Re: Incorporation of FLORIDA'S CENTURY 21 PROJECT, INC.

Dear Sir/Madam:

Please find the enclosed check in the amount of \$78.50.00 along with the Articles of Incorporation for incorporation of the above referenced entity.

I am enclosing a self-addressed stamped envelope for return of the Letter of Incorporation and a true copy of the Articles of Incorporation and Certificate of Incorporation.

Thank you for your attention and cooperation regarding this matter.

IVAN D. PIEDRAHITA, P.A.

By:


IVAN D. PIEDRAHITA, ESQ.
For the Firm

Enclosures: As set forth herein

ARTICLES OF INCORPORATION

OF

FLORIDA'S CENTURY 21 PROJECT, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, for the purpose of forming a corporation under the Florida Business Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation is FLORIDA'S CENTURY 21 PROJECT, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business of this corporation shall be 17141 Collins Avenue, Suite C2, Miami Beach, FL 33160.

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares at 1.00 par value.

ARTICLE IV TIME

The period of the duration of this corporation is perpetual unless dissolved according to law.

ARTICLE V PURPOSE

The purpose for which the corporation is organized is to operate in any lawful business allowed in the State of Florida. The Articles of Incorporation along with the By-Laws of said corporation will govern.

ARTICLE VI DIRECTORS

The number constituting the initial Board of Directors of the corporation is two (2), and the name and address of the person who is to serve initially is:

1-HAROLD FAUDEL: 5600 NW 61 STREET, APT. 1010, COCANUT CREEK, FLORIDA 33073.

2-BLANCA FAUDEL: 5600 NW 61 STREET, APT. 1010, COCANUT CREEK, FLORIDA 33073.

ARTICLE VII SHAREHOLDERS

The shareholders and number of shares of each shareholder:

1-HAROLD FAUDEL: 500 Shares
2-BLANCA FAUDEL: 500 Shares

ARTICLE VII

The name and address of the incorporator is:

GINA SKIREDJ, 1876 N. UNIVERSITY DRIVE, SUITE 300-C, PLANTATION, FL
33322.

ARTICLE VIII REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

GINA SKIREDJ, 1876 N. UNIVERSITY DRIVE, SUITE 300-C, PLANTATION, FL
33322.

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

Signature of Incorporator


GINA SKIREDJ

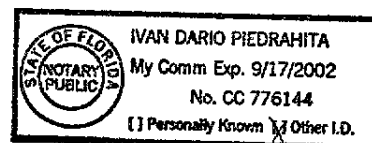
State of Florida
County of Broward

The foregoing instrument was acknowledged and sworn to before me this 8 day of
DECEMBER, 1999.


Notary

My Commission Expires: 9/17/2002

Prepared by: Ivan D. Piedrahita
1876 N. University Drive
Suite 300-C
Plantation, FL 33322
(954) 474-0111



CERTIFICATE OF DESIGNATION
REGISTERED AGENT/ REGISTERED OFFICE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.0501, 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.
INC.

1. The name of corporation is: Florida Century 21 Project, 1741 Collins Avenue, Suite C2, Miami Beach, FL 33160.

The name and address of the registered agent and office is: GINA SKIREDJ, 1876 N. UNIVERSITY DRIVE, SUITE 300-C, PLANTATION, FL 33322.

Signature


GINA SKIREDJ

Title: Incorporator/Registered Agent

Date: November 8, 1999

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 OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Signature


GINA SKIREDJ

Date: December 8, 1999

Registered Agent Filing Fee: \$35.00

Prepared by: Ivan D. Piedrahita
1876 N. University Drive
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Plantation, FL 33322
(954) 474-0111