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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: CORPORATE CREATIONS INTERNATIONAL INC.

ACCT#: 110432003053

CONTACT: ~~JOHNNY C RODRIGUEZ~~

PHONE: (305)672-0686

luis

FAX #: (305)672-9110

NAME: 8440 PROPERTY INC.

AUDIT NUMBER.....H97000020498

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS...1

PAGES..... 4

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 12, 1997

CORPORATE CREATIONS INTERNATIONAL, INC.

SUBJECT: 8440 PROPERTY, INC.
REF: W97000027844

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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EFFECTIVE DATE
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ARTICLES OF INCORPORATION

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Article I. Name

The name of this Florida corporation is:
8440 Property Inc.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article II. Address

The mailing address of the Corporation is:
8440 Property Inc.
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Anibal J. Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Anibal J. Duarte-Viera
John Bradley

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.

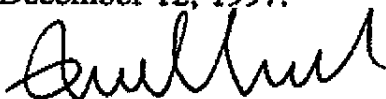
941 Fourth Street #200

Miami Beach FL 33139

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on December 12, 1997.

The undersigned incorporator executed these Articles of Incorporation on December 12, 1997.



CORPORATE CREATIONS INTERNATIONAL INC.

Luis A. Uriarte Vice President

Corporate Creations International Inc.

941 Fourth Street #200

Miami Beach FL 33139

(305) 672-0686

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

8440 Property Inc.

REGISTERED AGENT/OFFICE:

**Anibal J. Duarte-Viera
3211 Ponce de Leon, Suite 202
Coral Gables FL 33134**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



**ANIBAL J. DUARTE-VIERA
by L.A. Uriarte as attorney-in-fact**

Date: 12/12/97

**Corporate Creations International Inc.
941 Fourth Street #200
Miami Beach FL 33139
(305) 672-0686**

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