

**Electronic Articles of Incorporation
For**

P04000040506
FILED
March 04, 2004
Sec. Of State

VIZCAYA REALTY, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

VIZCAYA REALTY, INC.

Article II

The principal place of business address:

4130 AURORA STREET
F
CORAL GABLES, FL. 33146

The mailing address of the corporation is:

10822 SW 89 TERRACE
MIAMI, FL. 33176

Article III

The purpose for which this corporation is organized is:

REAL ESTATE SALES AND PURCHASE

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

CRISTINA HERNANDEZ
10822 SW 89 TERRACE
MIAMI, FL. 33176

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: CRISTINA HERNANDEZ

Article VI

The name and address of the incorporator is:

CRISTINA HERNANDEZ
10822 SW 89 TERRACE
MIAMI, FL.
33176

Incorporator Signature: CRISTINA HERNANDEZ

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
CRISTINA HERNANDEZ
10822 SW 89 TERRACE
MIAMI, FL. 33176

Title: VP
IVETTE RODRIGUEZ
4130 AURORA STREET
CORAL GABLES, FL. 33146

Article VIII

The effective date for this corporation shall be:

03/04/2004