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*WE are requesting the original date of submission
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FLORIDA PROFIT/NON PROFIT CORPORATION
BJ REAL PROP I, INC.

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ARTICLES OF INCORPORATION
OF
BJ REAL PROP 1, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the Corporation is BJ REAL PROP 1, INC. (hereinafter called the "Corporation").

ARTICLE II - MAILING ADDRESS

The current principal place of business and mailing address of the Corporation is 201 South Biscayne Boulevard, Suite 1500 (R1S), Miami, Florida 33131.

ARTICLE III - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue is 1,000 shares of Common Stock, \$1.00 par value per share.

ARTICLE IV - INITIAL REGISTERED AGENT

The name and street address of the initial registered office of the Corporation is:

Corporation Company of Miami
201 South Biscayne Boulevard, Suite 1500 (R1S)
Miami, Florida 33131

ARTICLE V - INCORPORATOR

The name of the incorporator of the Corporation is Ricardo J. Souto, and the address of the incorporator is 201 South Biscayne Boulevard, Suite 1500 (R1S), Miami, Florida 33131.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This Corporation shall have two (2) Directors initially. The number of Directors may be increased or decreased from time to time by the Bylaws but shall never be less than two (2). The names and addresses of the initial Directors of this Corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Fabian Cainzos	Roque Sáenz Peña 938, 3º Piso C1035AAR – Ciudad de Buenos Aires Republica Argentina
Diego A. Granda	Juan Diaz de Solis 1183 Hurlingham (1686) – Provincia de Buenos Aires Republica Argentina


ARTICLE VII - AMENDMENT

These Articles of Incorporation may be altered, amended or repealed by the shareholders of the Corporation in accordance with the applicable provisions of Florida law.

ARTICLE VIII - EFFECTIVE DATE

The Effective Date of these Articles of Incorporation shall be the date of filing of these Articles of Incorporation with the Florida Department of State.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation this 29th day of May, 2008.

By: 
Ricardo J. Souto, Incorporator

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ACCEPTANCE BY REGISTERED AGENT
OF
BJ REAL PROP 1, INC.**

The undersigned, whose business address is 201 South Biscayne Boulevard, Suite 1500, Miami, Florida 33131, hereby accepts appointment as the initial registered agent of BJ REAL PROP 1, INC., a Florida corporation, and accepts the obligations provided for in Section 607.0505, Florida Statutes.

CORPORATION COMPANY OF MIAMI

By: 

Cavell J. Anderson, Assistant Secretary

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