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FLORIDA PROFIT/NON PROFIT CORPORATION

SANTA RITA REAL ESTATE, INC.

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ARTICLES OF INCORPORATION
OF
SANTA RITA REAL ESTATE, INC.

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

ARTICLE I

The name of the corporation is SANTA RITA REAL ESTATE, INC. (the "Corporation").

ARTICLE II

The corporation's existence shall commence as effective on July 21, 2008.

ARTICLE III

The Corporation is organized for the purpose of transacting any and all lawful business for which corporations may be formed under the Florida Business Corporation Act, and all amendments and supplements thereto, or any law enacted to take the place thereof (collectively, the "Act").

ARTICLE IV

The Corporation is authorized to issue One Thousand (1,000) shares of common stock, par value \$1.00 per share.

ARTICLE V

The mailing address of the corporation is 1395 Brickell Avenue, 14th Floor/JHF, Miami, Florida 33131.

ARTICLE VI

The street address of the Corporation's initial registered office is 1395 Brickell Avenue, 14th Floor, Miami, Florida 33131. The name of the initial registered agent at such office is John H. Friedhoff.

ARTICLE VII

(a) The Corporation shall indemnify, or advance expenses to, to the fullest extent authorized or permitted by the Act, any person made, or threatened to be made, a party to any action,

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suit or proceeding by reason of the fact that he (i) is or was a director of the Corporation; (ii) is or was an officer of the Corporation, provided that he is or was at the time a director of the Corporation; or (iii) is or was serving at the request of the Corporation as a director, officer, agent or employee of another corporation, partnership, joint venture, trust or other enterprise, provided that he is or was at the time a director of the Corporation.

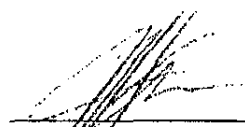
(b) Except for those persons entitled to indemnification pursuant to subparagraph (a) of this Article VI, the Board of Directors of the Corporation shall have, unless otherwise expressly prohibited by the Act, the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was an officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise.

(c) Except for those persons entitled to indemnification pursuant to subparagraph (a) of this Article VI, no person may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE VIII

The name and address of the incorporator of the Corporation is John H. Friedhoff, 1395 Brickell Avenuc, 14th Floor, Miami, Florida 33131.

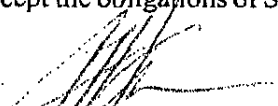
IN WITNESS WHEREOF, the undersigned incorporator has excuted these Articles of Incorporation this 22nd day of July, 2008.



John H. Friedhoff, Incorporator

ACCEPTANCE OF APPOINTMENT
OF
REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Statutes.



John H. Friedhoff