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GUTTMAN & DEL VALLE

PROFESSIONAL ABSOCIATION
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RICHARD GUTTMAN IGNACIO G. DEL VALLE

JORGE I.G. DEL VALLE

of Counsel Raquel M. Matas (305) 444 – 1985

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October 10, 1997

Division of Corporations Department of State P.O. Box 6327 Tallahassee, Florida 32314

EFFECTIVE DATE

RE: FLORIDA INVESTORS GROUP REALTY, INC., a Florida corporation

Dear Sir or Madame:

Please find enclosed the following:

1. Two signed original Articles of Incorporation.

2. Check payable to the Secretary of State in the amount of \$122.50 representing \$35.00 for filing fee, \$35.00 for the registered agent designation and \$52.50 for a certified copy of Articles of Incorporation.

Please file the Articles of Incorporation and return the certified copy to me.

Thank you for your assistance in this matter.

Sincerely,

GUTTMAN & DEL VALLE,

TILED
TILED
TANY DAS 11
ASSEE, &LOR

Jørge I/G./del Valle

Enclosures

jdv/Fig/FigRoal/Secretar.Ltr

F. CH. 1200 LEAR OCT 1 5 1997

ARTICLES OF INCORPORATION

OF

EFFECTIVE DATE

FLORIDA INVESTORS GROUP REALTY, INC.

97 OCT 14 PH 2: 10
SECRETARY OF STANDA

The undersigned Incorporator, for the purpose of organizing and establishing a corporation pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation and does hereby agree and certify as follows:

ARTICLE I

NAME

The name of the Corporation is **FLORIDA INVESTORS GROUP REALTY, INC.,** and its principal mailing address is 441 SE 4th
Street, Pompano Beach, Florida 33060.

ARTICLE II

TERM OF CORPORATE EXISTENCE

The Corporation shall exist perpetually unless dissolved according to law and such existence shall commence on the date of execution and acknowledgment of these Articles of Incorporation.

ARTICLE III

PURPOSE AND PERMITTED ACTIVITY

The general purpose of this Corporation shall be the transaction of any and all lawful business or activities and this Corporation shall have all of the powers now and hereafter granted to corporations under Florida law and all other applicable law.

ARTICLE IV

AUTHORIZED SHARES

ARTICLE V

PREEMPTIVE RIGHTS

Each shareholder of the Corporation shall have the preemptive right to purchase, subscribe for or otherwise acquire, pro-rata, any shares of the Corporation of any class now or hereafter authorized, or any securities, exchangeable for or convertible into such shares, or any warrants or any instruments evidencing rights or options to subscribe for, purchase, or otherwise acquire such shares.

ARTICLE VI

REGISTERED OFFICE AND AGENT

The initial registered address of the Corporation is 441 SE 4th Street, Pompano Beach, Florida 33060. The initial Registered Agent at that address is Juan C. Figueras.

ARTICLE VII

INCORPORATOR

The name and address of the incorporator is: Juan C. Figueras, 441 SE 4th Street, Pompano Beach, Florida 33060.

ARTICLE VIII

INDEMNIFICATION

now or hereafter serving as director, officer or employee of the Corporation shall be indemnified and held harmless by the Corporation from and against any and all loss, cost, liability and expense that may be imposed upon or incurred by him in connection with or resulting from any claim, action, suit or proceeding, in which he may become involved, as a party or otherwise, by reason of his being or having been a director, officer or employee of the Corporation, whether or not he continues to be such at the time

action, suit or proceeding to be liable for his own gross negligence or willful misconduct in the performance of duty.

Expenses (including attorneys' fees) incurred in defending any claim action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such a proceeding.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation this 10 day of 000000, 1997.

BY JUAN C. FIGUERAS HILE OF STATE OF ST

STATE OF FLORIDA

SS:

COUNTY OF DADE

The foregoing instrument was acknowledged before me this day of October 1997, by JUAN C. FIGUERAS who is personally known to me or who has produced his florida driver's license as identification and who did not take as oath.

Notary Sublic State of Florida Print Name:

My Commission Expires:

OFFICIAL NOTARY SEAL JORGE I G DEL VALLE NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC540084 MY COMMISSION EXP. MAR. 14,7000

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment to serve as Registered Agent for FLORIDA INVESTORS GROUP REALTY, INC.

JUAN C. FIGUERAS

JUAN C. FIGUERAS