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Florida Department of State  
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To: Division of Corporations  
Fax Number : (850) 922-4001

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 541-3694  
Fax Number : (305) 541-3770

FLORIDA PROFIT CORPORATION OR P.A.

LAND ADVISORS, INC.

Certificate of Status	0
Certified Copy	1
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W17142

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FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

July 28, 1999

EMPIRE

SUBJECT: LAND ADVISORS, INC.  
REF: W99000017142

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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FAX Aud. #: H99000018309  
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(12)

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ARTICLES OF INCORPORATION

OF

LAND ADVISORS, INC.

The name of the corporation is: LAND ADVISORS, INC.

ARTICLE I

This corporation is organized for the purpose of transacting and all lawful business.

ARTICLE II

The maximum number of shares of capital stock that the corporation is authorized to issue is FIFTY (50) shares, \$1.00 par value each share.

ARTICLE III

The corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE IV

The name and street address of the person signing these Articles of Incorporation is:

NAME

ADDRESS

Mario Fernandez.

150 Alhambra Circle, Suite 1240  
Coral Gables, Florida 33134

ARTICLE V

The principal office of the corporation shall be located at: 150 Alhambra Circle, Suite 1240, Coral Gables, Florida 33134.

ARTICLE VI

The corporation shall have one (1) director initially. The number of directors of the Corporation may either increase or diminish

This instrument prepared by:  
Jorge A. Fernandez, Esq.  
150 Alhambra Circle, Suite 1240  
Coral Gables, Florida 33134  
Florida Bar No. 949205

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from time to time by the By-Laws, but shall never be less than two (2) directors. The name and address of each member of the initial Board of Directors who shall hold office shall hold office for the first year of existence of the corporation or until his or her successor(s) is (are) elected or appointed and qualified, is:

<u>NAME</u>	<u>ADDRESS</u>
Mario Fernandez	150 Alhambra Circle, Suite 1240 Coral Gables, Florida 33134

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**ARTICLE VII**

The street address of the initial registered office of the corporation is: 150 Alhambra Circle, Suite 1240, Coral Gables, Florida 33134, and the name of the initial registered agent of the corporation at that address is: Mario Fernandez.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed on this 19th day of July, 1999.

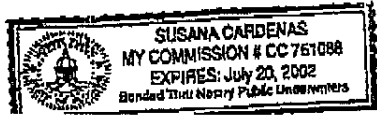
Mario Fernandez  
Mario Fernandez

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 19th day of July 1999, by Mario Fernandez, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:  
sign Susana Cardenas  
print SUSANA CARDENAS

My Commission Expires: \_\_\_\_\_ State of Florida at Large (Seal)




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**CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**


IN COMPLIANCE with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That LAND ADVISORS, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the County of Dade, State of Florida, has named Mario Fernandez located at 150 Alhambra Circle, Suite 1240, Coral Gables, Florida 33134, to accept service of process within the State of Florida.

  
\_\_\_\_\_  
Mario Fernandez  
Incorporator:

July 19, 1999.

HAVING BEEN named to accept service of process for the above stated corporation, at the place designated in this Certificate, I HEREBY AGREE to act in this capacity, and I FURTHER AGREE to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
Mario Fernandez

July 19, 1999.

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