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FLORIDA PROFIT CORPORATION OR P.A.

Royo Realty & Investments Inc.

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FAX AUDIT # H000000127209**ARTICLES OF INCORPORATION**
In compliance with Chapter 607, F.S.**ARTICLE I NAME**

The name of the corporation shall be: Royo Realty & Investments Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 749 Crandon Blvd. PH-12, Key Biscayne, Florida 33149

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: Real Estate Services including but not limited to: Buying, selling, renting, leasing, investment, managing, appraising, financing, etc...

ARTICLE IV SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is 2,000. The par value of each share of stock is \$0.01.

ARTICLE V OFFICERS/DIRECTORS

Miguel Royo, 749 Crandon Blvd PH-12, Key Biscayne, Florida 33149

ARTICLE VI REGISTERED AGENT

The name and Florida Street address of the registered agent is: Miguel Royo, 749 Crandon Blvd PH-12, Key Biscayne, Florida 33149. Located in the County of Dade.

ARTICLE VII INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is Richard Oster, 8025 Excelsior Dr, Suite 200, Madison, WI 53717.

I hereby accept the appointment as registered agent and agree to act in this capacity.Signature: [Signature]

Miguel Royo

Date March 15-2000Signature: [Signature]

Richard Oster, Incorporator

Date 3-22-00

The document was prepared by:

Richard Oster, 8025 Excelsior Dr, Suite 200, Madison, WI 53717. 608-827-5300

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