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Florida Department of State

Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

fraga properties, inc.

Certificate of Status	0
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ARTICLES OF INCORPORATION
OF

FRAGA PROPERTIES, INC.

The undersigned, in order to form a corporation for the purposes hereinafter stated, by and under the provisions of the Statutes of the State of Florida, do hereby subscribe to these Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation is:

FRAGA PROPERTIES, INC.

The principal place of business is:

1520 Agua Avenue

Miami, FL 33156

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ARTICLE II . DURATION

This corporation shall have perpetual existence.

ARTICLE III. PURPOSE

This corporation is organized for the following purposes:

1. Of transacting any and all business permitted under the laws of the United States and under the laws of the State of Florida.

2. To purchase, sell, lease, operate, own, hold, transfer, convey, mortgage, or otherwise encumber, trade, exchange and generally deal in real estate and personal property of every kind, nature and description wheresoever located, both tangible and intangible and including choses in action, either as owner, broker, agent or factor.

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3. In the purchase or acquisition of property, business rights or franchise, or for additional working capital, or for any other objective in or about its business affairs and without limits as to amount; to incur debts and to raise, borrow and secure the payment of money in any lawful manner, including the issue and sale or other disposition of bonds, evidence of indebtedness, whether secured by mortgage, pledge, deed of trust or otherwise. The corporation may issue its stocks for any lawful purposes, including the acquisition of any other entity.

4. To engage in any and all lawful activity and to institute, participate in and promote commercial, mercantile, financial and industrial enterprises and operations, and for the purpose of transacting any or all lawful business.

ARTICLE IV. CAPITAL STOCK

This corporation is authorized to issue 500 shares of common stock at ONE (\$1.00) dollar par value.

ARTICLE V. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of his corporation shall have the right to purchase his prorata share at the price at which it is offered to others.

ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 1520 Agua Avenue, Coral Gables, FL 33156, and the name of the initial registered agent of this corporation at that address is: ALBERT J. FRAGA.

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H00000004951**ARTICLE VII. INITIAL BOARD OF DIRECTORS**

This corporation shall have two directors initially. The number of directors may be either increased or decreased by the By-Laws adopted by the shareholders but shall never be less than one. The names and addresses of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
ALBERT J. FRAGA	1520 Agua Avenue Coral Gables, FL 33156
ANTONIO C. FRAGA	5790 SW 132 Terrace Miami, FL 33156

ARTICLE VIII. INCORPORATION

The names and addresses of the incorporators are:

<u>NAME</u>	<u>Address</u>
ALBERT J. FRAGA	1520 Agua Avenue Coral Gables, FL 33156
ANTONIO C. FRAGA	5790 SW 132 Terrace Miami, FL 33156

ARTICLE IX. BY-LAWS

The power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors and shareholders.


ARTICLE X. AMENDMENT


This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any rights conferred upon the shareholders are subject to this reservation.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation this 28th day of February, 2000.

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 ALBERT J. FRAGA


 ANTONIO C. FRAGA

(STATE OF FLORIDA)
 COUNTY OF DADE)

BEFORE ME the undersigned authority personally appeared ALBERT J. FRAGA and ANTONIO C. FRAGA, known to me to be the persons who executed the Articles of Incorporation of FRAGA PROPERTIES INC. and have acknowledged before me that they have executed the same for the purposes expressed therein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal at Miami, Dade County, Florida, this 28 day of January, 2000.



Richard A Perez
 My Commission CC579532
 Expires Aug. 28, 2000


 NOTARY PUBLIC

My commission expires:

Having been named to accept service of process for Fraga Properties Inc., at the place designated in the foregoing Articles of Incorporation, 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.

DATE: Jan 28, 2000

SIGNATURE: 

REGISTERED AGENT

This Instrument was prepared by:
 Richard A Perez, Esquire
 330 SW 27th Avenue, Suite 609
 Miami, Florida 33135

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