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02 FEB 21 AM 8:04  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 409024 7117105

AUTHORIZATION :

*Patricia Pigute*

COST LIMIT : \$ 87.50

ORDER DATE : February 21, 2002

ORDER TIME : 2:30 PM

ORDER NO. : 409024-005

CUSTOMER NO: 7117105

CUSTOMER: Robert Rodriguez, Esq  
Rodriguez & Quincoces, P.a.

Suite 1035  
2121 Ponce De Leon Blvd.  
Coral Gables, FL 33134

RECEIVED  
02 FEB 21 PM 3:24  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: PROPERTY REAL ESTATE, INC.

EFFECTIVE DATE:

400004982174--3

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 1114

EXAMINER'S INITIALS: \_\_\_\_\_

J. BRYAN FEB 22 2002

ARTICLES OF INCORPORATION  
OF  
Property Real Estate, Inc., a Florida Corporation

WE, the undersigned, hereby associate together for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liabilities, rights, privileges and immunities of a corporation for profit.

ARTICLE I

The name of this corporation shall be:

Property Real Estate, Inc., a Florida Corporation

Its business shall be carried on in Miami, Florida and at such other point or places in the State of Florida, and in the United States and foreign countries as may from time to time be authorized by the Board of Directors. Its principal office shall be at 9600 S.W. 8<sup>th</sup> Street, Suite 25, Miami, Florida 33174 . The mailing address shall be the same.

The registered office of the corporation is 9600 S.W. 8<sup>th</sup> Street, Suite 25, Miami, Florida 33174. The registered agent shall be Robert W. Rodriguez, Esq. with his office located at 2121 Ponce De Leon Boulevard, Suite 1035, Coral Gables, Florida 33134.

ARTICLE II

This general nature of business to be transacted is as follows:

SECTION 1. To sell, purchase, export-import, lease, hire, repair, complete, maintain, transform, improve, and otherwise adapt to customer needs and to U.S. Federal Regulations on Motor Vehicle, every kind of automobile, its spare parts, motors, components, accessories, and related optional equipments, especially those manufactured in Western Europe, as well as to give any type of service customarily now provided and to be provided in the motor car business.

SECTION 2. To purchase, lease, hire or otherwise acquire real and personal property, improved and unimproved, of every kind and description, and to sell, dispose of,

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lease, convey, encumber, and mortgage said property, or any part thereof. To acquire, hold, lease, manage, operate, develop, control, build, erect, maintain, for the purposes of the company, construct, reconstruct or purchase, either directly or through ownership in stock in any corporation, any lands, buildings, offices, stores, warehouses, mills, ship, factories, plants, gas houses, machinery rights, easements, privileges, franchises and licenses, and to sell, lease, hire or otherwise dispose of the lands, buildings or other property of the company or any part thereof.

SECTION 3. To act as agent for others in the purchase and sale of goods, wares, merchandise, articles, materials and equipment of all kinds and as act as a mortgage brokerage firm and/or business.

SECTION 4. To manufacture, purchase, or otherwise acquire, and to own, mortgage, pledge, assign, sell, transfer, otherwise dispose of, and to invent in, trade in, deal in and with goods, wares, merchandise, real and personal property, and services of every class, kind and description, except that it not to conduct a banking, safe deposit, trust, insurance, surety, express railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance association, cooperative association, fraternal benefit society, state fair or exposition.

SECTION 5. To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida and in all other states and countries.

SECTION 6. To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness, as required.

SECTION 7. To purchase the corporate assets of any other corporation and engage in the same or other character of business.

SECTION 8. To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida, or any other state or government, and while owner of such stock, to exercise all rights, powers, and privileges of ownership, including the right to vote such stock.

SECTION 9. This corporation shall have all the general powers together with all the additional and specific powers granted by the laws of the State of Florida, as well as all implied powers in carrying out the foregoing express powers.

SECTION 10. The foregoing clauses shall be construed both as object and powers, but no recitation, expression, or declaration of specific powers or special powers or purposes shall be deemed to be exclusive, but it is hereby expressly declared that all other lawful powers not inconsistent therewith are hereby included.

### ARTICLE III

The authorized capital stock of the corporation shall be 2000 (two thousand) shares of one cent (\$.01) par value common stock which shall be designated "Common Shares."

### ARTICLE IV

This corporation shall have perpetual existence, unless sooner dissolved by operation of law.

### ARTICLE V

This corporation shall begin business with an amount of capital of not less than \$100.00.

### ARTICLE VI

The Board of Directors of this corporation shall consist of at least one director, the exact number to be fixed by the By-Laws of the corporation, who shall administer the affairs of the corporation and shall have the right to fix their own salaries, as well as those of the officers of the corporation. The name and address of the first director of the corporation shall be:

Rene A. Puig  
9600 S.W. 8<sup>th</sup> Street, Suite 25, Miami, Florida 33174

#### ARTICLE VII

The names and addresses of the officers of this corporation, who shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified and the statement of the number of shares of stock which each agrees to take is as follows:

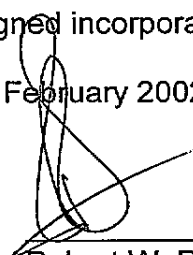
Rene A. Puig, President, Vice-President, Secretary and Treasurer  
9600 S.W. 8<sup>th</sup> Street, Suite 25, Miami, Florida 33174

#### ARTICLE VIII

The name and post office address of the Incorporator is as follows:

Robert W. Rodriguez, Esq.  
2121 Ponce De Leon Boulevard, Suite 1035  
Coral Gables, Florida 33134

IN WITNESS WHEREOF, the undersigned incorporator/subscriber has executed these Articles of Incorporation this 15<sup>th</sup> day of February 2002.

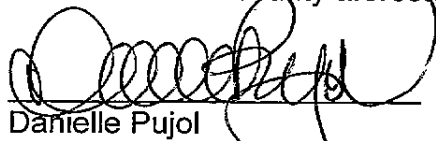


Robert W. Rodriguez, Esq.

State of Florida  
County of Dade

Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Robert W. Rodriguez, known by me to be the person who executed the foregoing Articles of Incorporation, and he/she acknowledged before me that he/she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal,  
in the state and county aforesaid this 15<sup>th</sup> day of February 2002.



Danielle Pujol  
Notary Public State of Florida  
My Commission Expires:



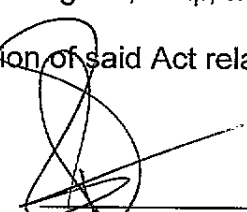
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

Property Real Estate, Inc., a Florida corporation, with its principal office as indicated in the Articles of Incorporation, in the City of Miami, Florida, has named Robert W. Rodriguez, Esq. located at 2121 Ponce De Leon Boulevard, Suite 1035, Coral Gables, florida 33134, as its agent to accept service of process within the state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at place designated in this Certificate, I, Robert W. Rodriguez, Esq., hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

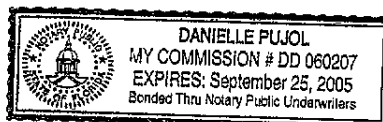
  
\_\_\_\_\_  
Robert W. Rodriguez

State of Florida  
County of Dade

Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Robert W. Rodriguez, known by me to be the person who executed the foregoing Articles of Incorporation, and he/she acknowledged before me that he/she executed this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid this 15<sup>th</sup> day of February 2002.

  
\_\_\_\_\_  
Danielle Pujol  
Notary Public State of Florida  
My Commission Expires:



**FILED**  
02 FEB 21 AM 8:05  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA