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FLORIDA PROFIT CORPORATION OR P.A.

pelaez realty investment corp.

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**ARTICLES OF INCORPORATION
OF
PELAEZ REALTY INVESTMENT CORP.**

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TALLAHASSEE, FLORIDA

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights duties and obligations, of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this Corporation shall be: Pelaez Realty Investment Corp.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The principal place of business and mailing address of this corporation shall be: 1350 Asturia Avenue, Coral Gables, Florida 33134.

ARTICLE IV

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

(1) Transact any and all lawful business.

(2) Said corporation shall further have powers:

a. To have perpetual succession by its corporate name;

b. To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

c. To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

- d. To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property or any interest therein, wherever situated;**
- e. To sell, convey, mortgage, pledge, and create a security interest in, lease exchange, transfer, and otherwise dispose of all or any part of its property and assets;**
- f. To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute 607.141;**
- g. To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interest in, or obligations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;**
- h. To make contracts and guarantees and incur liabilities, borrow money at such rates of interests as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;**
- i. To lend money for its corporate purposes, invest and reinvest its fund, and take and hold real and personal property as security of the payment of funds so loaned or invested;**
- j. To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;**
- k. To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;**
- l. To make and alter bylaws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration;**
- m. To make donations for the public welfare or for charitable, scientific, or educational purposes;**
- n. To transact any and all lawful business which the board of directors shall find will be in aid of governmental policy;**

o. To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

p. To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust or other enterprises;

q. To have and exercise all powers necessary or convenient to effect its purposes; and

r. To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute 607.014.

ARTICLE V

The aggregate number of shares which this corporation shall have authority to issue in the total sum of 500 shares, having an individual par value of \$1.00. Unless otherwise stated in these Articles, or in an amendment to these Articles, there shall be only one (1) class of stock of this Corporation.

ARTICLE VI

The name and street address of the initial Registered Agent of this Corporation shall be: BELKIS I. PELAEZ, at 1350 Asturia Avenue, Coral Gables, Florida 33134.

ARTICLE VII

The initial Board of Directors shall consist of a total of 2 person(s) and the name and address of the person(s) who is/are to serve as an initial Director(s) is/are:


**BELKIS I. PELAEZ
1350 Asturia Avenue
Coral Gables, Florida 33134**

ARTICLE VIII

The name and address of the incorporator executing these Articles of Incorporation is:

BELKIS I. PELAEZ
1350 Asturia Avenue
Coral Gables, Florida 33134

The undersigned has executed these Articles of Incorporation this 1st day of August 2002.



BELKIS I. PELAEZ
Incorporator

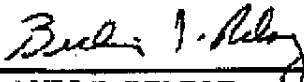
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered officer/registered agent, in the State of Florida.

First that, PELEAZ REALTY INVESTMENT CORP., desiring to organize under the laws of the State of Florida, with its principal officer, as indicated in the Articles of Incorporation, has named BELKIS I. PELEAZ, located 1350 Austuria Avenue, County of Miami-Dade, State of Florida, as its agent to accept service of process within this State.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF ANY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


BELKIS I. PELEAZ
 Registered Agent

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