

**Electronic Articles of Incorporation
For**

P02000104911
FILED
September 30, 2002
Sec. Of State

RIAVA REALTY ADVISORS, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

RIAVA REALTY ADVISORS, INC.

Article II

The principal place of business address:

2121 PONCE DE LEON BOULEVARD
SUITE 720
CORAL GABLES, FL. 33134

The mailing address of the corporation is:

2121 PONCE DE LEON BOULEVARD
SUITE 720
CORAL GABLES, FL. 33134

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

10

Article V

The name and Florida street address of the registered agent is:

GREGORY J LASKODY
431 MARMORE AVENUE
CORAL GABLES, FL. 33146

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: GREGORY J. LASKODY

Article VI

The name and address of the incorporator is:

GREGORY J. LASKODY
431 MARMORE AVENUE
CORAL GABLES, FL 33146

Incorporator Signature: GREGORY J. LASKODY

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
GREGORY J LASKODY
431 MARMORE AVE
CORAL GABLES, FL. 33146

Article VIII

The effective date for this corporation shall be:

10/01/2002