

**Electronic Articles of Incorporation
For**

**P04000021040
FILED
February 02, 2004
Sec. Of State**

FINE PROPERTIES F & V, CORP.

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:

FINE PROPERTIES F & V, CORP.

Article II

The principal place of business address:

15677 S.W. 53 ST
MIRAMAR, FL. 33027

The mailing address of the corporation is:

15677 S.W. 53 ST
MIRAMAR, FL. 33027

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:

1000

Article V

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

CARMENZA M FINA DE VALLE
15677 S.W. 53 ST
MIRAMAR, FL. 33027

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

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Registered Agent Signature: CARMENZA M. FINA DE VALLE

Article VI

The name and address of the incorporator is:

CARMENZA M. FINA DE VALLE
15677 S.W. 53 ST
MIRAMAR, FL 33027

Incorporator Signature: CARMENZA FINA DE VALLE

Article VII

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

Title: P
ELVIA V VALLE FINA
11502 S.W. 61 TERRACE
MIAMI, FL. 33173

Title: VP
CARMENZA M FINA DE VALLE
15677 S.W. 53 ST
MIRAMAR, FL. 33027

Article VIII

The effective date for this corporation shall be:

01/27/2004