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Florida Department of State
Division of Corporations
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FLORIDA PROFIT CORPORATION OR P.A.

FAMAR REAL ESTATE HOLDINGS, INC.

Certificate of Status	1
Certified Copy	1
Page Count	04
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(5)

ARTICLES OF INCORPORATION
OF
FAMAR REAL ESTATE HOLDINGS, INC.

THE UNDERSIGNED, each a natural person competent to contract for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt(s) the following Articles of Incorporation for such corporation:

ARTICLE I - CORPORATE NAME

The name of this Corporation shall be:

FAMAR REAL ESTATE HOLDINGS, INC.

ARTICLE II - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III - AUTHORIZED CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any time is one hundred (100) shares of Common Stock having a par value of One Dollar (\$1.00) per share.

ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this Corporation will begin business shall not be less than One Hundred (\$100.00) Dollars.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

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JANUARY 1, 1900

ARTICLE VI - INITIAL ADDRESS

The initial street address in this State of the principal office of the Corporation shall be:

520 Brickell Bay One, Unit 2014

Miami, Florida 33131

ARTICLE VII - DIRECTORS

1. The number of Directors of this Corporation shall be no less than (1).
2. The names and street addresses of each member of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
MARCELO ALVEAR	520 Brickell Bay One, Unit 2014 Miami, Florida 33131
MARIA DELIA ALVEAR	520 Brickell Bay One, Unit 2014 Miami, Florida 33131
FABIANA ALVEAR	520 Brickell Bay One, Unit 2014 Miami, Florida 33131

ARTICLE VIII - SUBSCRIBERS

The names and street addresses of each person signing these Articles of Incorporation as a subscriber are as follows:

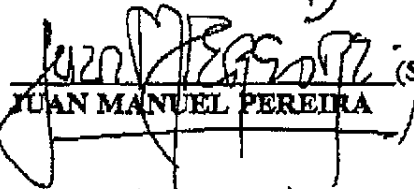
<u>Name</u>	<u>Address</u>
JUAN MANUEL PEREIRA	375 Miracle Mile Coral Gables, Florida 33134

ARTICLE IX - REGISTERED AGENT

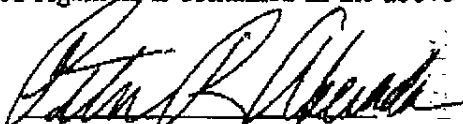
The street address of the initial Registered Office of this corporation shall be 2725 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134 and the name of the initial Registered Agent at such address shall be Peter R. Abesada, Esq.

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IN WITNESS WHEREOF, the undersigned subscribing incorporator does hereby make, subscribe, acknowledge and certify that the foregoing Articles of Incorporation are true and correct and have hereunto set our hands and seals this 15th day of June, 2004.

 (SEAL)
JUAN MANUEL PEREIRA

The undersigned whose street address is 2725 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134 accepts the designation as Registered Agent as is contained in the above Articles.

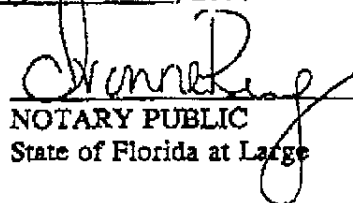

Peter R. Abesada, Esq.
Registered Agent

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STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

BEFORE ME, this day personally appeared Peter R. Abesada and Juan Manuel Pereira known to me to be the persons described herein and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed the same freely and voluntarily for the purposes herein stated.

WITNESS my hand and official seal at Miami, Dade County, Florida this 15th day of June, 2004.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Prepared by: Peter R. Abesada, Esq.
2725 Salzedo Street, 2nd Floor
Coral Gables, Florida 33134



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