

**Electronic Articles of Incorporation
For**

P04000169701
FILED
December 20, 2004
Sec. Of State
tburch

FLAGLER & 48 ST PROJECT 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:

FLAGLER & 48 ST PROJECT INC,

Article II

The principal place of business address:

7884 W FLAGLER ST
MIAMI, FL. US 33144

The mailing address of the corporation is:

7884 W FLAGLER ST
MIAMI, FL. US 33144

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:

100

Article V

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

RALPH RIUS
7884 W FLAGLER ST
MIAMI, FL. 33144

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

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Registered Agent Signature: RALPH RIUS

Article VI

The name and address of the incorporator is:

RALPH RIUS
7884 W FLAGLER ST
MIAMI, FL 33144

Incorporator Signature: RALPH RIUS

Article VII

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

Title: P
RALPH RIUS
7884 W FLAGLER ST
MIAMI, FL. 33144 US

Title: VP
LUIS A EHLERS
7884 W FLAGLER ST
MIAMI, FL. 33144 US

Article VIII

The effective date for this corporation shall be:

12/20/2004