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ONE VEN MIAMI PROPERTIES INC.

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ARTICLES OF INCORPORATION
OF

One Ven Miami Properties Inc.

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

ARTICLE I

The name of the corporation is One Ven Miami Properties Inc. (the "Corporation"). executed these Articles of Incorporation as of the 2nd day of February, 2005.

ARTICLE II

The Corporation is organized for the purpose of transacting any and all lawful business for which corporations may be formed under the Florida Business Corporation Act, and all amendments and supplements thereto, or any law enacted to take the place thereof (collectively, the "Act").

ARTICLE III

The Corporation is authorized to issue 1,000 shares of common stock, with a par value of par value of \$1.00 per share.

ARTICLE IV

The address of the principal office of the Corporation, and its mailing address, is 1401 Brickell Avenue, Suite 500, Miami, Florida 33131

ARTICLE V

The street address of the Corporation's initial registered office is 1401 Brickell Avenue, Suite 500, Miami, Florida 33131 and the name of the initial registered agent at such office is the law office of Gerardo A. Vazquez

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ARTICLE VI

The Corporation shall indemnify, and advance expenses to, to the fullest extent authorized or permitted by the Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was a director or officer of the Corporation or is or was serving at the request of the Corporation as a director or officer of another corporation. Unless otherwise expressly prohibited by the Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an employee or agent of the Corporation, or is or was serving at the request of the Corporation as an employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Except for any person who is or was a director or officer of the Corporation, or any person who is or was serving at the request of the Corporation as a director or officer of another corporation, no employee or agent of the Corporation may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

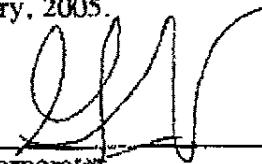
ARTICLE VII

The name and address of the incorporator of the Corporation is Gerardo A. Vazquez, PA, 1401 Brickell Avenue, Suite 500, Miami, Florida 33131.

ARTICLE VIII

Director and President of the Corporation is Mario Goldman
Director and Secretary of the Corporation is Silvana Lucia Porrino.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation as of the 2nd day of February, 2005.



Incorporator

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ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for One Ven Miami Properties Inc., at the place designated in the articles of incorporation: (i) I agree to act in this capacity; (ii) I agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties; and (iii) I accept the duties and obligations of acting as registered agent pursuant to Section 607.0505 of the Florida Business Corporation Act.

Dated as of the 2nd day of February, 2005.

BY:


Gerardo A. Vazquez

The foregoing instrument was acknowledged before me on this 2nd day of February, 2005, personally known and who have taken the oath.

Notary Public, State of Florida

(Print Name)My Commission Expires:

Dated as of the 2nd day of February, 2005.

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