

**Electronic Articles of Incorporation
For**

P05000057639
FILED
April 19, 2005
Sec. Of State
jshivers

BILTMORE REALTY 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:
BILTMORE REALTY CORP.

Article II

The principal place of business address:
340 SEVILLA AVE.
CORAL GABLES, FL. 33134

The mailing address of the corporation is:
340 SEVILLA AVE.
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:
1000

Article V

The name and Florida street address of the registered agent is:
YVONNE RIERA
340 SEVILLA AVE.
CORAL GABLES, FL. 33134

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

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Registered Agent Signature: YVONNE RIERA

Article VI

The name and address of the incorporator is:

YVONNE RIERA
340 SEVILLA AVE.
CORAL GABLES, FL 33134

Incorporator Signature: YVONNE RIERA

Article VII

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

Title: P,VP
YVONNE RIERA
340 SEVILLA AVE.
CORAL GABLES, FL. 33134

Article VIII

The effective date for this corporation shall be:

04/20/2005