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To:

Division of Corporations
Fax Number : (850)205-0381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05 MAY -3 AM 11:58

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**FLORIDA PROFIT CORPORATION OR P.A.
PINECREST PROPERTY HOLDINGS, INC.**

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| Certificate of Status | 1 |
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T. Burch MAY 4 2005

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
PINECREST PROPERTY HOLDINGS, INC.

Article II. Address

The Corporation's mailing address is:
PINECREST PROPERTY HOLDINGS, INC.
2828 Coral Way Suite 450
Miami FL 33155

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Miguel F. Mirabal
2828 Coral Way Suite 450
Miami FL 33155

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
TEODORO BUERES 2828 Coral Way Suite 450 Miami FL 33155
FRANCES BUERES 2828 Coral Way Suite 450 Miami FL 33155

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TALLAHASSEE, FLORIDA

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Miguel F. Mirabal | FL Bar Member 938181
Global Title Group, Inc.
2828 Coral Way Suite 450
Miami FL 33155
305-445-6005

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Article V. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Miguel F. Mirabal
2828 Coral Way Suite 450
Miami FL 33155

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on May 2, 2005.

The undersigned incorporator executed these Articles of Incorporation on 5/3/2005.

MIGUEL F. MIRABAL
by K. Sarria as attorney-in-fact

Miguel F. Mirabal | FL Bar Member 938181
Global Title Group, Inc.
2828 Coral Way Suite 450
Miami FL 33155
305-445-6005

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:


PINECREST PROPERTY HOLDINGS, INC.

REGISTERED AGENT/OFFICE:

**Miguel F. Mirabal
2828 Coral Way Suite 450
Miami FL 33155**

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TALLAHASSEE, FLORIDA

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



MIGUEL F. MIRABAL
by K. Sarria as attorney-in-fact

Date: 5/3/2005.

Miguel F. Mirabal I FL Bar Member 938181
Global Title Group, Inc.
2828 Coral Way Suite 450
Miami FL 33155
305-445-6005

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