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Fax Number : (850)205-0381

From:

Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305)599-0839
Fax Number : (305)716-0346

FLORIDA PROFIT CORPORATION OR P.A.
SUNSHINE PROPERTIES REALTY, CORPORATION

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|-----------------------|---------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
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12/22



December 21, 2005

FLORIDA DEPARTMENT OF STATE
Division of Corporations

FAS-T CORP. AGENTS, INC.

SUBJECT: SUNSHINE PROPERTIES REALTY, CORPORATION
REF: WD5000055719

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name of the entity must be identical throughout the document.

You need to spell the suffix out on the certificate for the registered agent.

An effective date may be added to the Articles of Incorporation if a 2006 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6972.

Doris Brown
Document Specialist
New Filing Section

FAX Aud. #: H05000287851
Letter Number: 805A00072782

ARTICLES OF INCORPORATION
OF
SUNSHINE PROPERTIES REALTY, CORPORATION

CLERK OF STATE
TALLAHASSEE, FLORIDA

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The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, by these articles form a corporation for profit, pursuant to the laws of the State of Florida.

FIRST: The name of the corporation is

Sunshine Properties Realty, Corporation

SECOND: The period of duration of the corporation is perpetual.

THIRD: The nature of the business and the objects and purposes to be transacted and carried on are, to engage in any business as lawfully permitted under the laws of the State of Florida and the United States of America.

FOURTH: The aggregate number of shares of Capital Stock which the Corporation has authority to issue is 5,000 (five thousand), all of which shall be one class of common stock having a par value of \$1.00 each.

FIFTH: The address of its initial registered office is 16990 S.W. 96 Court, Miami, Florida, 33157 and the name of the initial registered agent at such address is Simona Topan.

SIXTH: The initial board of directors will consist of 1 director, whose name and address is:

President: Simona Topan, 10934 S.W. 158 Terrace, Miami, Florida 33157.

The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one.

SEVENTH: The name and address of the incorporator is Simona Topan, 10934 S.W. 158 Terrace, Miami, Florida, 33157.

EIGHTH: Preemptive Rights shall be as follows: Each shareholder of stock of this Corporation shall be entitled to full preemptive rights to purchase unissued or treasury stock of the corporation convertible into or carrying a right to subscribe to acquire shares of any such unissued stock or treasury stock.

NINTH: The initial street address of the principal office of the Corporation in the State of Florida is, 16990 S.W. 96 Court, Miami, Florida, 33157.

TENTH: The Corporation shall indemnify Incorporators, Officers and Directors to the full extent permitted by law.

ELEVENTH: a. The Corporation adopts all contracts made on its behalf by the before-mentioned incorporator.

b. The Corporation authorizes its directors to approve reimbursement to the before-mentioned incorporator for any and all expenses incurred on behalf of the Corporation, prior to its incorporation and for any and all expenses incurred in the organization and formation of the Corporation.

TWELFTH: The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment to the Articles of Incorporation. Every amendment shall be approved by the Board of Directors, proposed by it to the stockholders, and approved at a stockholders meeting by a majority of the stockholders entitled to vote thereon.

THIRTEENTH: The power to adopt, alter or repeal bylaws shall be vested in the board of directors and the stockholders, except that the board of directors may not amend or repeal any bylaw adopted by the stockholders if the stockholders specifically provide that the bylaw is not subject to amendment or repeal by the directors.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation of Sunshine Properties Realty, Corporation this 19th day of December, 2005.


SIMONA TOPAN
INCORPORATOR

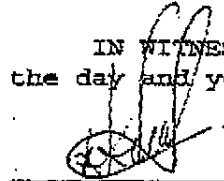
STATE OF FLORIDA:

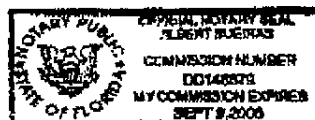
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COUNTY OF DADE:

ON THIS 19th day of December 2005, before me, a notary public duly authorized in the state of Florida, County of Miami-DADE, personally appeared, known to me to be the person described and who subscribed the above Articles of Incorporation, and who acknowledged that he executed the Articles of Incorporation for the purpose contained herein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year aforesaid.


NOTARY PUBLIC
STATE OF FLORIDA



CERTIFICATE DESIGNATING THE ADDRESS
AND AGENT UPON WHOM PROCESS MAY SERVED

SUNSHINE PROPERTIES REALTY, CORPORATION,

desiring to organize as a Corporation for Profit under the laws of the State of Florida, which will have its principal office in Florida, has named SIMONA TOPAN, located at 16990 S.W. 96 Court, Miami, Florida, 33157, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above-described corporation, at the place designated in this certificate, I agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I specifically accept the duties and obligations prescribed by Section 607.325, Florida Statutes.


SIMONA TOPAN, REGISTERED AGENT

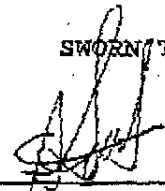
DATED- 12/17/05

STATE OF FLORIDA:

: 33

COUNTY OF MIAMI-DADE:

SWORN TO AND SUBSCRIBED this 19th day of December, 2005.


NOTARY PUBLIC/DATE

12/19/05



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TALLAHASSEE, FLORIDA

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