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FLORIDA PROFIT/NON PROFIT CORPORATION

pinguino properties, inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
PINGUINO PROPERTIES, INC.

The undersigned, hereby makes, subscribes, acknowledges and files these Articles of Incorporation for the purpose of becoming a corporation under the laws of the State of Florida.

ARTICLE I
NAME

The name of this corporation is PINGUINO PROPERTIES, INC. The principal business address is: 20234 SW 131 Court, Miami, Florida 33177.

ARTICLE II
DURATION

This corporation shall have perpetual existence which shall commence at the date of the filing of these Articles with the Secretary of State.

ARTICLE III
PURPOSES

The corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV
AUTHORIZED SHARES

The capital stock of this Corporation shall consist of One Hundred (100) Shares of Common Stock of One Dollar (\$1.00) par value each, all or part of said stock to be issued from time to time as may be determined by the Board of Directors. There shall be no preemptive right granted to the stockholders with respect to the shares of the corporation.

Prepared By:
Louis M. Barrios-Balbin, Esq.
One S.E. Third Avenue, Suite 1700
Miami, Florida 33131
(305) 577-0044
Florida Bar Number 0173118

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On dissolution or liquidation of the corporation, holders of the stock shall be entitled to distribution ratably as their holdings may appear upon the stock record of the corporation.

ARTICLE V
REGISTERED AGENT AND OFFICE

The initial registered agent of this corporation and its address is as follows:

Teresa Ramirez
20234 S.W. 131 Court
Miami, Florida 33177

ARTICLE VI
BOARD OF DIRECTORS

1. The number of Directors of this corporation shall not be less than one (1) nor more than four (4). The Bylaws may provide for the increase or decrease in the number thereof, provided that the number of Directors, from time to time, shall never be less than one (1).
2. The Corporation shall initially have four (4) Director(s). The name(s) and address(es) of the initial Director(s) are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Marco Antonio Ramirez	20234 S.W. 131 Court Miami, Florida 33177
Teresa Ramirez	20234 S.W. 131 Court Miami, Florida 33177
Manuel Alfredo Ramirez	4512 S.W. 89 Court Miami, Florida 33165
Susana Sabates Ramirez	4512 S.W. 89 Court Miami, Florida 33165

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator of these Articles of Incorporation are as follows:

Teresa Ramirez
20234 S.W. 131 Court
Miami, Florida 33177

ARTICLE VIII
ADDITIONAL PROVISIONS


The following additional provisions for the regulation of the business and for the conduct of the affairs of the corporation and creating, dividing, limiting, and regulating the powers of the corporation, its stockholders, and Directors are hereby adopted as a part of these Articles of Incorporation.

1. The Board of Directors from time to time shall determine whether and to what extent, and at what times and places, and under what conditions and regulations, the accounts and books of the Corporation, or any of them, shall be opened to the inspection of the stockholders, and no stockholder shall have the right to inspect any account or document of the corporation except as conferred by a statute or authorized by the Board of Directors or by resolution of the stockholders.
2. No person shall be required to own, hold, or control stock in the corporation as a condition precedent to holding an office in the corporation.
3. Except as otherwise provided by law, the Directors may prescribe a method or methods for replacement of lost certificates, and may prescribe reasonable conditions by way of security upon the issuance of new certificates therefor.
4. This corporation shall indemnify any officer or director, and any former officer or director to the full extent provided by law. This corporation may provide such

indemnification, or a portion thereof, through the purchase of insurance.

5. The power to adopt, alter, and repeal Bylaws shall be in the Board of Directors of the corporation or in the stockholders; Bylaws adopted by the Board of Directors may be altered or repealed by the stockholders and vice versa, except that the stockholders may prescribe in any Bylaw made by them that such Bylaw shall not be altered, amended, or repealed by the Board of Directors.

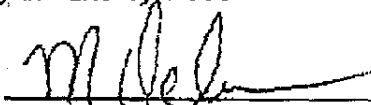
IN WITNESS WHEREOF, the undersigned, has made and subscribed these Articles of Incorporation in Miami-Dade County, Florida, for the uses and purposes aforesaid this 4th day January, 2006.


Teresa Ramirez
Incorporator

STATE OF FLORIDA)
 : ss.
COUNTY OF MIAMI-DADE)

BEFORE ME the undersigned authority, personally appeared Teresa Ramirez, who is to me well known to be the person described in and who subscribed the above and foregoing Articles of Incorporation, and (s)he has freely and voluntarily acknowledged before me according to law that (s)he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in Miami-Dade County, Florida, this 5th day of January, 2006.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Madeline C. DeChor
My Commission ID#121748
Expires May 30, 2006

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

In pursuance of Chapter 607, Florida Statutes, the following is submitted in compliance with said Act: Pinguino Properties, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, in Miami-Dade County, State of Florida, has named TERESA RAMIREZ, located at 20234 S.W. 131 Court, Miami, Florida 33177, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and I agree to comply with the provision of said Act relative to keeping open said office, and I accept the obligations of Chapter 607.325 of the Florida Statutes.


TERESA RAMIREZ

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