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To:

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

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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FLORIDA PROFIT/NON PROFIT CORPORATION

land strategy II, inc.

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TALLAHASSEE, FLORIDA

406000020442

ARTICLES OF INCORPORATION

OF

Land Strategy II, Inc.

ARTICLE I

NAME

The name of this corporation is Land Strategy II, Inc.

ARTICLE II

TERM OF CORPORATE EXISTENCE

This corporation shall exist perpetually unless dissolved according to law and such existence shall commence at the time of the filing of these Articles of Incorporation with the Secretary of State of Florida.

ARTICLE III

PERMITTED ACTIVITY

This corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes, as now exists or may hereafter be amended.

This Instrument Prepared By:
FREEMAN, HABER, ROJAS & STANHAM, LLP
STEPHEN A. FREEMAN, ESQ.
Florida Bar No.: 146795
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131
Telephone: (305) 374-3800

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ARTICLE IV

AUTHORIZED SHARES

The aggregate number of shares which the corporation shall have authority to issue shall be One Thousand (1,000) shares of voting common stock with \$1.00 par value per share.

ARTICLE V

PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI

REGISTERED OFFICE AND AGENT

The initial registered office of the corporation and initial place of business is 520 Brickell Key Drive, Suite 0-305, Miami, Florida 33131. The initial Registered Agent is Transglobal Corporate Administration, LLC, a Florida limited liability company.

ARTICLE VII

DIRECTORS

The business of the corporation shall be managed by a Board of Directors consisting of not fewer than one person, the exact number to be determined from time to time in accordance with the By-Laws.

The name and address of the directors of the Board of Directors who shall serve until the first annual meeting of shareholders or until his successor is elected and qualified shall be:

Jacques Barbexa

520 Brickell Key Drive, Ste 0-305

Miami, Florida, 33131

ARTICLE VIII

INCORPORATOR

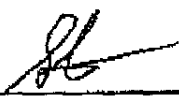
The name and address of the Incorporator is: Stephen A. Freeman, 520 Brickell Key Drive, Suite 0-305, Miami, Florida 33131.

ARTICLE IX
INDEMNIFICATION

Every person now or hereafter serving as Director, officer or employee of the corporation shall be indemnified and held harmless by the corporation from and against any and all loss, cost, liability and expense that may be imposed upon or incurred by him in connection with or resulting from any claim, action, suit or proceeding, in which he may become involved, as a party or otherwise, by reason of his being or having been a Director, officer or employee of the corporation, whether or not he continues to be such at the time such loss, cost, liability or expense shall have been imposed or incurred, except with regard to matters as to which any such Director, officer or employee shall be adjudged in any claim, action, suit or proceeding to be liable for his own gross negligence or willful misconduct in the performance of duty.

Expenses (including attorneys' fees) incurred in defending any claim action, suit or proceeding may be paid by the corporation in advance of the final disposition of such a proceeding.

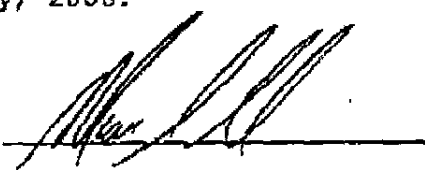
IN WITNESS WHEREOF, I have signed these Articles of
Incorporation this 23rd day of January, 2006.


STEPHEN A: FREEMAN

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared
Stephen A. Freeman, who is personally known to me or who has
produced _____ for identification and who is known to
be and known by me to be the person who executed the foregoing
Articles of Incorporation, and he acknowledged before me according
to law, that he made and subscribed the same for the purposes
mentioned and set forth.

IN WITNESS WHEREOF, I have set my hand and seal in the State
and County above, this 23rd day of January, 2006.


Notary Public

My Commission Expires:



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CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

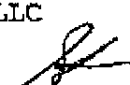
1. The name of the corporation is:

Land Strategy II, Inc.

2. The name and address of the Registered agent and office is: Transglobal Corporate Administration, LLC, 520 Brickell Key Drive, Suite O-305, Miami, Florida 33131.

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agreed to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Signature: TRANSGLOBAL CORPORATE ADMINISTRATION,
a Florida LLC

By: 
Print: STEPHEN A. FREEMAN, VICE PRESIDENT

Date: January 23rd, 2006

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