

**Electronic Articles of Incorporation
For**

P06000019267
FILED
February 07, 2006
Sec. Of State
shawkes

MESTRE REALTY & FINANCIAL 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:

MESTRE REALTY & FINANCIAL CORP

Article II

The principal place of business address:

8845 NW 149 TERR
MIAMI LAKES, FL. FL 33018

The mailing address of the corporation is:

8845 NW 149 TERR
MIAMI LAKES, FL. FL 33018

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:

LEOPOLDO C MESTRE
8845 NW 149 TERR
MIAMI LAKES, FL. 33018

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

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Registered Agent Signature: LEOPOLDO C MESTRE

Article VI

The name and address of the incorporator is:

LEOPOLDO C MESTRE
8845 NW 149 TERR

MIAMI LAKES FL 33018

Incorporator Signature: LEOPOLDO C MESTRE

Article VII

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

Title: PVST
LEOPOLDO C MESTRE
8845 NW 149 TERR
MIAMI LAKES, FL. 33018 US

Article VIII

The effective date for this corporation shall be:

02/02/2006