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FLORIDA PROFIT/NON PROFIT CORPORATION

900 NORTH BISCAYNE RETAIL, INC.

Certificate of Status	0
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January 3, 2008

FLORIDA DEPARTMENT OF STATE
Division of Corporations

EMPIRE CORPORATE KIT COMPANY

SUBJECT: 900 NORTH BISCAYNE RETAIL, INC.
REF: W08000000329

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ARTICLES OF INCORPORATION
OF
900 NORTH BISCAYNE RETAIL, INC.

2008 JAN -3 A 11: 36

ARTICLE I

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NAME

The name of this corporation is 900 North Biscayne Retail, Inc.

ARTICLE II

PRINCIPAL OFFICE

The principal place of business and mailing address is: 520 Brickell Key Drive, Suite O-301, Miami, Florida 33131.

ARTICLE III

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 IV

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:
ROJAS & STANHAM, LLP
MARCO E. ROJAS, ESQ.
Florida Bar No.: 940453
520 Brickell Key Drive, Suite O-301
Miami, Florida 33131
Telephone: (305) 374-3800

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ARTICLE V

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 VI

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 VII

REGISTERED OFFICE AND AGENT

The initial registered office of the corporation and initial place of business is 520 Brickell Key Drive, Suite O-301, Miami, Florida 33131. The initial Registered Agent is Corporate Maintenance Services, LLC, a Florida company.

ARTICLE VIII

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 Bylaws.

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:

Antonio E. Magraner Duart

520 Brickell Key Drive, Ste O-301

Miami, Florida 33131

Josefa Maria Balaguer Puchades

520 Brickell Key Drive, Ste O-301

Miami, Florida 33131

ARTICLE IX

INCORPORATOR

The name and address of the Incorporator is: Marco E. Rojas, 520 Brickell Key Drive, Suite O-301, Miami, Florida 33131.


ARTICLE X

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 2nd day of
January, 2008.



Marco E. Rojas

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Marco E. Rojas, 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
2nd day of January, 2008.

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: 900 North Biscayne Retail, Inc.
2. The name and address of the registered agent and office is: Corporate Maintenance Services, LLC, 520 Brickell Key Drive, Suite O-301, 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, the undersigned hereby accepts the appointment as registered agent and agrees to act in its capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the undersigned is familiar with and accepts the obligations of its position as registered agent.

Signature: CORPORATE MAINTENANCE SERVICES, LLC:

Print:

By:


Marco E. Rojas, Manager

Date:

January 2, 2007

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2008 JAN -3 A 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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