

**Electronic Articles of Incorporation
For**

P12000061109
FILED
July 11, 2012
Sec. Of State
mdickey

951 INVESTMENT PROPERTY INC.

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:

951 INVESTMENT PROPERTY INC.

Article II

The principal place of business address:

1900 SW 3RD AVENUE
MIAMI, FL. 33129

The mailing address of the corporation is:

1900 SW 3RD AVENUE
MIAMI, FL. 33129

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:

100

Article V

The name and Florida street address of the registered agent is:

SOFIA POWELL-COSIO, PA
1900 SW 3RD AVENUE
MIAMI, FL. 33129

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

Registered Agent Signature: SOFIA POWELL-COSIO

P12000061109
FILED
July 11, 2012
Sec. Of State
mdickey

Article VI

The name and address of the incorporator is:

NESTOR MIGUEL
1900 SW 3RD AVENUE

MIAMI, FL 33129

Electronic Signature of Incorporator: NESTOR MIGUEL

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

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

Title: PSD
NESTOR MIGUEL
1900 SW 3RD AVENUE
MIAMI, FL. 33129

Article VIII

The effective date for this corporation shall be:

07/06/2012