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FLORIDA DIVISION OF CORPORATIONS
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CONTACT: RAY STORMONT

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NAME: VIRGINIA PROPERTIES, INC.

AUDIT NUMBER.....H98000006556

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 5

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ARTICLES OF INCORPORATION
OF
VIRGINIA PROPERTIES, INC.

The undersigned in order to form a Corporation for the purposes hereinafter stated, by and under the provisions of the Statutes of the State of Florida, does hereby subscribe to these Articles of Incorporation.

ARTICLE I - NAME

The name of this Corporation is: VIRGINIA PROPERTIES, INC.

ARTICLE II - DURATION

This Corporation shall have perpetual existence, commencing on the date of execution of these Articles of Incorporation.

ARTICLE III - PURPOSES

This Corporation is organized for the following purposes

- a: To purchase, receive, lease, or otherwise, own, hold, improve, use and otherwise deal with Real or Personal property or any legal or equitable interest in property wherever located ; to sell, convey, mortgage, pledge, create a security interest in, lease, exchange, and otherwise dispose of all or any part of its property.

PREPARED BY: ELOY A. FERNANDEZ
ELOY A. FERNANDEZ, ESQ.
780 N.W. LE JEUNE ROAD SUITE 632
MIAMI, FLORIDA 33126 FLORIDA
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PHONE: (305) 448-1200

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b. In the purchase or acquisition of property, business rights or franchises, or for additional working capital, or for any other objective in or about its business affairs and without limit as to amount: to incur debts and to arise, borrow and secure the payment of money in any lawful manner. The Corporation may issue its stock for any lawful purposes, including the acquisition of any other entity. d. To engage in any or all lawful activity and to institute and promote commercial, mercantile, financial and industrial enterprises, and for the purposes of transacting any or all lawful business.

ARTICLE IV - POWERS

This Corporation shall have all of the corporate powers enumerated in the Florida Business Corporation Act.

ARTICLE V - CAPITAL STOCK

This Corporation is authorized to issue 1000 shares of \$110.00 EACH PAR VALUE, common stock, which shall be designated "COMMON SHARES"

ARTICLE VI - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind of that which he/she already holds, shall have the right to purchase his/her pro rata share thereof, as nearly as may be done without issuance of fractional shares, at the price which it is offered to others.

ARTICLE VII- STREET ADDRESS OF THE
CORPORATION'S INITIAL REGISTERED OFFICE AND INITIAL REGISTERED
AGENT. PRINCIPAL OFFICE.

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The street address of the corporation's initial registered office and principal office is: 3157 SW 111 AVENUE, MIAMI, FLORIDA 33165 and the name of the initial registered agent of the corporation at that office is:

JOSE M. REVUELTA

ARTICLE VIII- INITIAL BOARD
OF DIRECTORS

This Corporation shall have ONE Director initially. The number of Director may be either increased or diminished from time to time by the bylaws. The names and address of the initial Director of this Corporation until the first annual meeting of shareholders or until his successors are elected and qualified is:

N A M E	A D D R E S S
JOSE M. REVUELTA	3157 SW 111 AVENUE, MIAMI, FLORIDA 33165

ARTICLE IX - INCORPORATOR

The name and address of the person signing these Articles is:

N A M E	A D D R E S S
JOSE M. REVUELTA	3157 SW 111 AVENUE, MIAMI, FLORIDA 33165

ARTICLE X - AMENDMENT

This Corporation reserves the right to amend or repeal any

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provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 6th day of April, 1998.

Jose M. Revuelta
JOSE M. REVUELTA

STATE OF FLORIDA COUNTY OF MIAMI DADE

BEFORE ME, the undersigned authority, personally appeared JOSE M. REVUELTA who is the person described in and who executed the foregoing Articles of Incorporation as the Incorporator. and he acknowledged to and before me that he executed the same for the uses and purposes therein mentioned and set forth. (☒) who is personally known to me or () who has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Miami in the said County and State, this 6th day of April, 1998.

MY COMMISSION EXPIRES:

Eloy A. Fernandez
ELOY A. FERNANDEZ

NOTARY PUBLIC, STATE OF FLORIDA

HAVING BEEN NAMED TO ACCEPT SERVICE OR PROCESS FOR:
AT THE PLACE DESIGNATED IN THESE ARTICLES OF INCORPORATION, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

DATED THIS 6th DAY OF April, 1998.

Jose M. Revuelta
JOSE M. REVUELTA
REGISTERED AGENT

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