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To:

Division of Corporations
Fax Number : (850)922-4001

EFFECTIVE DATE
11-23-98

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

Premier Investment Realty, Inc.

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION

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Article I. Name

The name of this Florida corporation is:
Premier Investment Realty, Inc.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article II. Address

The mailing address of the Corporation is:
Premier Investment Realty, Inc.
10768 S.W. 24th Street
Miami FL 33165

Article III. Registered Agent

The name and address of the registered agent of the Corporation is:
Anibal Duarte-Viera, Esq.
3211 Ponce De Leon Boulevard, Suite 202
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Miguel Tejeda
Raul Sierra

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Kevin L. Deeb | FL Bar Member 072590
Law Offices of Kevin L. Deeb, P.A.
3211 Ponce De Leon Boulevard
Suite 202
Coral Gables FL 33134
305-567-2428

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Article V. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Kevin L. Deeb
Law Offices of Kevin L. Deeb, P.A.
3211 Ponce De Leon Boulevard
Suite 202
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on November 23, 1998.

The undersigned incorporator executed these Articles of Incorporation on November 24, 1998.



KEVIN L. DEEB

by G.K. Kuroda as attorney-in-fact

Kevin L. Deeb | FL Bar Member 072590
Law Offices of Kevin L. Deeb, P.A.
3211 Ponce De Leon Boulevard
Suite 202
Coral Gables FL 33134
305-567-2428

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Premier Investment Realty, Inc.

REGISTERED AGENT/OFFICE:

**Anibal Duarte-Viera. Esq.
3211 Ponce De Leon Boulevard, Suite 202
Coral Gables FL 33134**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



**ANIBAL DUARTE-VIERA. ESQ.
by G.K. Kuroda as attorney-in-fact**

Date: November 24, 1998.

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TALLAHASSEE, FLORIDA

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