

Division

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P99000102301**Florida Department of State**

Division of Corporations

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To:

Division of Corporations

Fax Number : (850) 922-4001

From:

Account Name : BEATRIZ M. CAPOTE, P.A.

Account Number : T19990000052

Phone : (305) 374-1555

Fax Number : (305) 374-0908

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FLORIDA PROFTT CORPORATION OR P.A.**Sims Land Corporation**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION OF
SIMS LAND CORPORATION**

**ARTICLE I
NAME**

The name of the Corporation is **SIMS LAND CORPORATION.**

**ARTICLE II
DURATION**

This Corporation shall commence its existence upon the filing of these Articles of Incorporation and shall continue perpetually thereafter.

**ARTICLE III
PURPOSE**

This Corporation is organized for the purpose of transacting any and all lawful business under the laws of the State of Florida.

**ARTICLE IV
PRINCIPAL OFFICE**

The principal office of the corporation is: **43507 Blacksmith Square, Ashburn, VA 20147.**

**ARTICLE V
MAILING ADDRESS**

The mailing address of the corporation is: **43507 Blacksmith Square, Ashburn, VA 20147.**

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ARTICLE VI
CAPITAL STOCK

This Corporation is authorized to issue 100 shares of \$1.00 par value common stock, which shall be designated "Common Shares."

ARTICLE VII
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of this Corporation is **1101 Brickell Avenue, 17th Floor, Miami, FL 33131**, and the name of the initial Registered Agent of this Corporation at that address is **BEATRIZ M. CAPOTE**.

ARTICLE VIII
INCORPORATOR

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

<u>Name</u>	<u>Address</u>
BEATRIZ M. CAPOTE	1101 Brickell Ave., 17th Floor Miami, FL 33131

ARTICLE IX
POWERS

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

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**ARTICLE X
AMENDMENT**

This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment to them, and any rights conferred upon the shareholders are subject to this reservation.

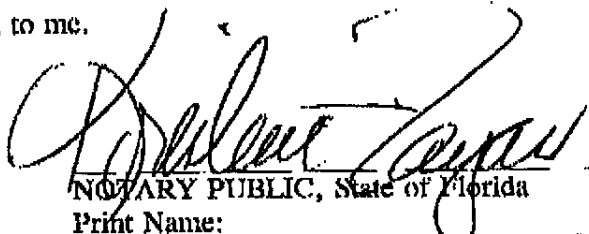
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 19th day of November, 1999.



BEATRIZ M. CAPOTE

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

I HEREBY CERTIFY that on this 19th day of November, 1999, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, BEATRIZ M. CAPOTE, who is personally known to me.



NOTARY PUBLIC, State of Florida
Print Name: _____

My Commission Expires:



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CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR SERVICE OF PROCESS
WITHIN THE STATE OF FLORIDA, NAMING REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTIONS 607.0501 AND 48.091, FLORIDA STATUTES,
THE FOLLOWING IS SUBMITTED:

THAT SIMS LAND CORPORATION DESIRING TO ORGANIZE OR QUALIFY
UNDER THE LAWS OF THE STATE OF FLORIDA, HAS NAMED BEATRIZ M.
CAPOTE, LOCATED AT 1101 BRICKELL AVENUE, 17TH FLOOR, MIAMI,
FLORIDA, 33131, ITS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS
WITHIN THE STATE OF FLORIDA.


BEATRIZ M. CAPOTE, Incorporator

DATE: 11-22-99

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED
CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY
AGREE TO ACT IN THE CAPACITY OF REGISTERED AGENT AND I FURTHER
AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE
PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.


BEATRIZ M. CAPOTE

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