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02 SEP 24 PM 2:06

ACCOUNT NO. : 072100000032

REFERENCE : 756689 82293A

AUTHORIZATION :

Patricia Pujut

COST LIMIT : \$ 87.50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : September 24, 2002

ORDER TIME : 11:44 AM

ORDER NO. : 756689-005

CUSTOMER NO: 82293A

CUSTOMER: Ms. Susana H. Aspuru
Martinez-esteve & Lopez-castro
Suite 304
901 Ponce De Leon Boulevard
Coral Gables, FL 33134

RECEIVED
02 SEP 24 PM 12:56
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: CONTEMPORARY REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

400007989064-2

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Angie Glisar - EXT. 1124

EXAMINER'S INITIALS:

AG 9/24

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ARTICLES OF INCORPORATION
OF
CONTEMPORARY REALTY, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The name of the Corporation is: CONTEMPORARY REALTY, INC.

ARTICLE I

The maximum number of shares of capital stock that the Corporation is authorized to issue is ONE HUNDRED (100) shares, at \$1.00 par value each share.

ARTICLE II

The Corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE III

The name and street address of the incorporator(s) signing these Articles of Incorporation is (are):

NAME

ADDRESS

EUGENIO COSCULLUELA, JR.

1450 Madruga Avenue, Suite 303
Coral Gables, Florida 33146

ARTICLE IV

The principal office of the Corporation is: 1450 Madruga Avenue, Suite 303, Coral Gables, Florida 33146.

ARTICLE V

The street address of the initial registered agent of the Corporation is: 1450 Madruga Avenue, Suite 303, Coral Gables, Florida 33146 and the name of the initial registered agent of the Corporation is EUGENIO COSCULLUELA, JR.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 22nd day of July, 2002.

Eugenio Cosculluela
EUGENIO COSCULLUELA, JR.

STATE OF FLORIDA)

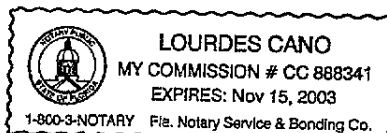
COUNTY OF MIAMI-DADE)

) SS:
)

The foregoing Articles of Incorporation was acknowledged before me this 16 day of September, 2002 by EUGENIO COSCULLUELA, JR., has produced a _____ as identification and who did take an oath.

Lourdes Cano
NOTARY PUBLIC

My Commission Expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

IN COMPLIANCE with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That CONTEMPORARY REALTY, INC., desiring to organize or qualify under the laws of the State of Florida, has named EUGENIO COSCULLUELA, JR., with its registered agent's office located at 1450 Madruga Avenue, Suite 303, Coral Gables, Florida 33146, County of Miami-Dade, State of Florida, to accept service of process within the State of Florida.

Eugenio
EUGENIO COSCULLUELA, JR.

September 16, 2002

HAVING BEEN named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned HEREBY AGREES to act in said capacity, and FURTHER AGREES to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Eugenio
EUGENIO COSCULLUELA, JR.

September 16, 2002

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TALLAHASSEE, FLORIDA