

*H9600072431*

CERTIFICATE(S) REQUESTED: NO  
ESTIMATED CHARGES: \$122.50

IF THE ABOVE INFORMATION IS CORRECT, AND YOU WOULD LIKE TO HAVE THE ACCOUNT CHARGED, PLEASE ENTER YOUR PASSWORD. TO ABANDON THIS PROCESS, ENTER 'N'.

ENTER/SELECTION AND <CR> FLOHDDAEDIVISION OF CORPORATIONS 11:49 AM  
PUBLIC ACCESS SYSTEM  
ELECTRONIC FILING COVER SHEET

((H96000012113 2))

TO: DIVISION OF CORPORATIONS FAX #: (904)922-4001  
FROM: RICARDO MARTINEZ-CID, P.A. ACCTR: 076640001666  
CONTACT: RICARDO MARTINEZ-CID  
PHONE: (305)859-7494 FAX #: (305)858-2513

NAME: KEY BISCAYNE AMBASSADOR 306 CORPORATION  
AUDIT NUMBER.....H96000012113  
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.  
CERT. OF STATUS..0 PAGES..... 3  
CERT. COPIES.....1 DEL.METHOD.. FAX  
EST.CHARGE.. \$122.50

*REFER TO PAGE 8/27/96*

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

\*\* ENTER 'M' FOR MENU. \*\*

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96 AUG 30 PM 12: 21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*H96-18246*  
*[Signature]*  
*8/30*

**RICARDO MARTINEZ-CID**  
PROFESSIONAL ASSOCIATION  
ATTORNEY AT LAW

3000 RYAN BANKING CENTER • 1800 RYAN WAY • SUITE 200 • MIAMI, FLORIDA 33136 • FIDELITY • TELEPHONE (305) 859-1404 • FACSIMILE (305) 859-8910

August 27, 1996

Florida Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314  
*ATTN: DANA CALLOWAY*  
Re: KEY DISCAYNE AMBASSADOR 308 CORPORATION

Gentlemen:

The following documents are for filing with your office in connection with the captioned corporation:

RECEIVED 56 AUG 30 AM 7:42 SECRETARIAL CLERK TALLAHASSEE, FLORIDA	1	Articles of Incorporation - 2 sets.	
	2	Certificate of Registered Agent.	
	3	Check in the amount of \$122.50 covering the following:	
		Filing fee.....	35.00
		Certified copy of Articles of Incorporation Certificate of Registered Agent.....	52.50 <u>35.00</u>
			\$122.50

Upon filing of these documents, please send me one certified copy of the Articles of Incorporation.

Thank you for your cooperation.

Sincerely yours,

*[Signature]*  
Ricardo Martinez-Cid

cc: client

encls.

96 AUG 30 PM 12:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H96000012113

ARTICLES OF INCORPORATION  
KEY BISCAYNE AMBASSADOR 308 CORPORATION

Article I - Name

The name of this corporation is KEY BISCAYNE AMBASSADOR 308 CORPORATION.

Article II - Purpose

This corporation is organized to provide to purchase, develop, manage and otherwise deal in real estate, and for all other lawful businesses.

Article III - Capital Stock

This corporation is authorized to issue Ten Thousand (10,000) shares of One and No/100 (\$1.00) Dollar par value common stock.

Article IV - Preemptive Rights

Every shareholder, upon the sale for cash of any new common stock of this corporation, shall have the right to purchase his pro-rata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

Article V - Initial Principal, Registered Office and Agent

The initial principal address and registered office of this corporation is 575 Crandon Boulevard, Apt. 308, Key Biscayne, Florida 33149.

The name of the initial Registered Agent of this corporation is Ricardo Martinez-Cid of 1699 Coral Way, Suite 510, Miami, Florida 33145.

Article VI - Initial Board of Directors and Officers

This corporation shall have two (2) directors initially. The number of directors may either increase or diminish from time to time by the by-laws, but shall never be less than one (1). The initial directors of this corporation are LUIS TRAVERSO and LILY C. de TRAVERSO, all of c/o Luis Victor Traverso, 9461 Shouse Drive, Vienna, Va. 22182, who shall also serve respectively as the initial president, treasurer, vice-president/ secretary of the corporation.

Prepared by: Ricardo Martinez-Cid  
1699 Coral Way, Suite 510, Miami, Florida 33145  
Telephone (305) 859-7494/ Facsimile (305) 858-2513  
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8/27/86

FLORIDA BAR NO. 157029 / AUDIT NUMBER: H 96000012113

Article VII - INCORPORATOR

The name and address of the persons signing these Articles are LUIS TRAVERSO and LILY C. de TRAVERSO, both c/o Luis Victor Traverso, 9461 Shouse Drive, Vienna, Va. 22102.

Article VIII - Beginning of Corporate Existence

This corporation shall begin its corporate existence on August 27, 1996.

Article IX - BY-LAW

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

IN WITNESS WHEREOF, the undersigned incorporated has executed these Articles of Incorporated, this August 27, 1996.

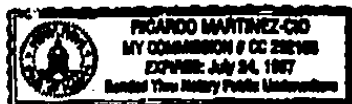
  
\_\_\_\_\_  
LUIS TRAVERSO

  
\_\_\_\_\_  
LILY C. de TRAVERSO

STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF DADE )

BEFORE ME, the undersigned Notary Public, personally appeared, who provided their respective Peruvian Passports as identification, and they acknowledged before me that they executed the same, and they did take an oath.

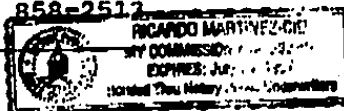
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami, Dade County, Florida, this August 27, 1996.



  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

Prepared by: Ricardo Martinez-Cid  
1699 Coral Way, Suite 510, Miami, Florida 33145  
Telephone (305) 859-7494 / Facsimile (305) 858-2517  
FLORIDA BAR NO. 157029 / AUDIT NUMBER:

H 96000012113



FLORIDA BAR NO. 157029 / AUDIT NUMBER: 496000012113

CERTIFICATE DESIGNATING THE ADDRESS AND  
AN AGENT UPON WHOM PROCESS MAY BE SERVED

WITNESSETH:

That KEY BISCAYNE AMBASSADOR 308 CORPORATION, desiring to organize under the laws of the State of Florida, which will have its principal office in the State of Florida, County of Dade, has named Ricardo Martinuz-Cid, located at 1699 Coral Way, Suite 510, Miami, Florida 33145, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named by the first Board of Directors of  
KEY BISCAYNE AMBASSADOR 308 CORPORATION  
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 for said corporation, and agree to comply with the applicable provisions of the Florida Statutes this August 27, 1996.

  
Ricardo Martinez-Cid  
Registered Agent

FILED  
96 AUG 30 PM 12: 21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Prepared by: Ricardo Martinez-Cid  
1699 Coral Way, Suite 510, Miami, Florida 33145  
Telephone (305) 859-7494/ Facsimile (305) 858-2513  
FLORIDA BAR NO. 157029 / AUDIT NUMBER: 496000012113

Washington, D.C., September 17, 1997  
PA6000072431

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Dear Sirs,

This is to inform you that the new address for KEY BISCAYNE AMBASSADOR 308 CORPORATION is c/o Luis Victor Traverso, 9116 Tetterton Ave., Vienna, VA - 22182. Phone No. 703-938-4105 Home and 202-623-1651 Office.

Please, make a note of it.

Sincerely yours,

  
Victor Traverso  
Senior Operations Officer

RECEIVED 9/24