IZOL HAYS STREET

metworks

PHINICIPAL ACCOUNT NO. : 072100000032

REFERENCE

J2439

AUTHORIZATION :

COST LIMIT: \$ 70.00

ORDER DATE: May 22, 1996

ORDER TIME: 2:52 PM

ORDER NO. : 962430

CUSTOMER NO:

7110191

CUSTOMER: Mr. Luis A. Martinez

MR. LUIS A. MARTINEZ

1835 South Bayshore Drive

Upper Rear

Coconut Grove, FL 33133

DOMESTIC FILING

NAME:

COCONUT GROVE PROPERTY

MANAGEMENT, INC.

EFFECTIVE DATE:

XXX ARTICLES OF INCORPORATION

CEPTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY

PLAIN STAMPED COPY

CERTIFICATE OF GOOD STANDING

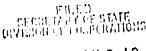
CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

DIVISION OF CORPORATION

TODOGLESES

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ARTICLES OF INCORPORATION

96 HAY 24 PH 2: 13

OF

COCONUT GROVE PROPERTY MANAGEMENT, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

COCONUT GROVE PIOPERTY MANAGEMENT, INC.

The address of the principal office of this corporation shall be 1835 South Bayshore Drive, Upper Rear, Coconut Grove, Florida 33133, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1 share of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The names and addresses of the initial members of the Board of Directors are:

Luis A. Martinez

1835 South Bayshore Drive Coconut Grove, Florida 33133

95 HAY 24 PH 2: 13

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

> Corporate Agents, Inc. 1201 Hays Street Tallahassee, Florida 32301

The undersigned incorporator has executed these cles of Incorporation on May 23, 1996

Incorporator Skipper

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

Company, a Delaware corpo: fion authorized to transact business in this State, I wing a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

> By: Deliciah D. Skipper It's Agent, Deborah D. Skipper Authorized Service Representative

Corporation Service Company