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ACCOUNT NO. : 072100000032

REFERENCE : 562350 4363340

AUTHORIZATION :

Patricia Pizant

COST LIMIT : \$ 70

ORDER DATE : January 24, 2000

ORDER TIME : 2:03 PM

ORDER NO. : 562350-005

900003108729--0

CUSTOMER NO: 4363340

CUSTOMER: Lourdes M. Marrero, Legal Asst
WEISENFELD & ASSOCIATES
WEISENFELD & ASSOCIATES
Suite 1120
550 Biltmore Way
Miami, FL 33134

DOMESTIC FILING

NAME: LANDSTAR INVESTMENTS MWS 11,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Christine Lillich

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JAN 24 PM 3:19

RECEIVED
00 JAN 24 PM 3:15
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32304

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 JAN 24 PM 3:19

ARTICLES OF INCORPORATION

OF

LANDSTAR INVESTMENTS MWS 11, 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:

LANDSTAR INVESTMENTS MWS 11, INC.

The address of the principal office of this corporation shall be 550 Biltmore Way, Suite 1120, Coral Gables, Florida 33134, 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. This corporation may participate in development ventures as a limited partner or otherwise.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 7,500 shares 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. OFFICERS

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Rodoleo Stern Pres.	550 Biltmore Way, #1110 Coral Gables, Florida 33134
Roberto Horwitz Vice-Pres./Sec.	550 Biltmore Way, #1110 Coral Gables, Florida 33134
David Serviansky Vice-Pres./Treas.	550 Biltmore Way, #1110 Coral Gables, Florida 33134
Eduardo Stern Vice-Pres.	550 Biltmore Way, #1110 Coral Gables, Florida 33134
Bernard Eckstein Vice-Pres.	550 Biltmore Way, #1110 Coral Gables, Florida 33134

ARTICLE VII. INCORPORATOR

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 JAN 24 PM 3:19

IN WITNESS WHEREOF, the undersigned agent of
Corporation Service Company, has hereunto set their hand
and seal of Corporation Service Company on January 24, 2000.

CORPORATION SERVICE COMPANY

By:

Laura R. Dunlap
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware
corporation authorized to transact business in this
State, having 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.

CORPORATION SERVICE COMPANY

By:

Laura R. Dunlap
Its Agent, Laura R. Dunlap

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