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ACCOUNT NO. : 072100000032

REFERENCE: 562350 4363340

AUTHORIZATION :

COST LIMIT: \$ 70

ORDER DATE: January 24, 2000

ORDER TIME : 2:03 PM

ORDER NO. : 562350-005

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
YELD COPY
CERTIFIED COPY

XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

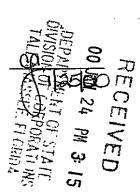
CONTACT PERSON: Christine Lillich

EXAMINER'S INITIALS:

DEVISION OF CORPORATIONS

00 JAN 24 PM 3: 19

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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 ___ 550 Biltmore Way, #1110 Pres. ___ Coral Gables, Florida 33134

Roberto Horwitz 550 Biltmore Way, #1110
Vice-Pres./Sec. Coral Gables, Florida 33134

David Serviansky
Vice-Pres./Treas.

550 Biltmore Way, #1110
Coral Gables, Florida 33134

Eduardo Stern 550 Biltmore Way, #1110
Vice-Pres. Coral Gables, Florida 33134

Bernard Eckstein 550 Biltmore Way, #1110
Vice-Pres. 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

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

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