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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

FLORIDA PROFIT CORPORATION OR P.A.

DAAB, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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(6)

ARTICLES OF INCORPORATION

OF

DAAB, Inc.

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be DAAB, Inc.

ARTICLE II - PURPOSE

This corporation may transact any and all lawful business for which corporations may be incorporated under the Florida Business Corporation Act. The specific purpose of the corporation is the practice of investing in real estate.

ARTICLE III - PRINCIPAL OFFICE

The street and mailing address of the initial principle place of business of this corporation shall be:

DAAB, Inc.
Adams Building, Suite 500
4701 N. Meridian Avenue
Miami Beach, Florida 33140

ARTICLE IV - CAPITAL STOCK

The number of shares of stock that this corporation is authorized to issue and have outstanding at any one time is 100 shares of common stock, each share having a par value of One Dollar (\$1.00).

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ARTICLE V - INITIAL REGISTERED AGENT AND ADDRESS

The street address of the initial registered office of the corporation, and the name of the registered agent at that office, are as follows:

Bernard L. Egozi
Mandel & McAliley LLP
1200 Alfred I. duPont Building
169 East Flagler Street
Miami, Florida 33131

ARTICLE VI - INCORPORATOR

The name and street address of the sole incorporator of this corporation is:

Douglas Slavin
Adams Building, Suite 500
4701 N. Meridian Avenue
Miami Beach, Florida 33140

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The initial board of directors shall consist of one (1) member. The name and address of the person who will serve on the initial board of directors is:

Name	Address
Douglas Slavin	Adams Building, Suite 500 4701 N. Meridian Avenue Miami Beach, Florida 33140

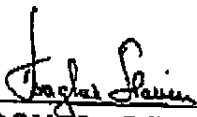
ARTICLE VII - BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the board of directors of the corporation.

ARTICLE VIII - AMENDMENT

These Articles of Incorporation may be amended at any time by a vote of the majority of the voting stock of the corporation outstanding at any regular meeting of the stockholders or at any special meeting of the stockholders called for that expressed purpose.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 30 day of March, 2001.

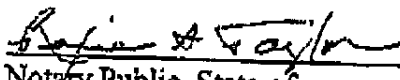


DOUGLAS SLAVIN
Incorporator

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

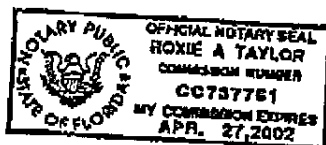
Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Douglas Slavin, known to me to be the person who executed the foregoing articles of incorporation, and acknowledged before me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 30 day of March, 2001.



Notary Public, State of
Florida at Large

My Commission expires:



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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE**

Pursuant to the provisions of § 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement to designate the registered agent and registered office, in the State of Florida.

1. The name of the corporation is DAAB, Inc.
2. The name and address of the registered agent and office is:

Bernard L. Egozi
Mandel & McAliley LLP
1200 Alfred I. duPont Building
169 East Flagler Street
Miami, Florida 33131

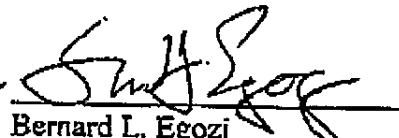
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TALLAHASSEE, FLORIDA


DOUGLAS SLAVIN
Incorporator of DAAB, Inc.

Date: 3/30/01

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

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Bernard L. Egozi
Registered Agent
DAAB, Inc.

Date: March 6, 2001