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To:

Division of Corporations

Fax Number : (850)205-0381

From:

Account Name : CORPORATION SERVICE COMPANY

Account Number : 120000000195 : (850)521-1000 Phone Fax Number : (850)558-1575

FLORIDA PROFIT CORPORATION OR P.A.

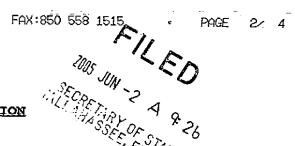
CIVIC CENTER PROPERTIES, INC.

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ARTICLES OF INCORPORATION

OF

Civic Center Properties, Inc.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

Civic Center Properties, Inc.

The principal place of business of this corporation shall be at: 1428 N.W. 14th Avenue, Miami, FL 33125.

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, including, but not limited to, the purchase, sale, building, developing, contracting and design of real estate.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having no par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be: 2799 N.W. Boca Raton Blvd., Ste. 113, Boca

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Raton, FL 33431, and the name of the initial registered agent of the corporation at that address is DANA F. CHARLES.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have I officer(s) and I director(s), initially. The name and street address of the initial officer(s) and director(s) who shall hold office for the first year of the corporation, or until their successors are elected or appointed is:

Lyse Cuellar, D, P, S, T, 1428 N.W. 14th Avenue, Miami, FL 33125.

ARTICLE VII. INCORPORATOR

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

DANA F. CHARLES 2799 N.W. Boca Raton Blvd., Ste. 113, Boca Raton, FL 33431.

IN WITHES WHEREOF, the undersigned has hereunto set his hand and seal on this 3 day of May, 2005.

By: Dans E Charle

STATE OF FLORIDA)

Polm Brach
COUNTY OF MIAMI-DADE)

of May, 2005.

Notary Public, State of Florida at Large

My Commission Expires:

Wanda Wagwelear
My Commission Ocizatata
Empires November 11, 2007

May 27 05 04:06P

ROBERT DILLON

[305] 664-3341

p. 1

CERTIFICATE DESIGNATING PLACE OF BUSINESS

OR DOMICILE FOR THE SERVICE OF PROCESS

WITHIN THIS STATE. NAMING AGENT UPON WHOM

PROCESS NAY BE SERVED

In pursuance of Chapter 48,091, Florida Statutes, the following is submitted, in compliance with said Act:

Civic Center Francelles. Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Miami, County of Miami-Dade, State of Florida, has named DANA F. CHARDES, located at 2799 N.W. Boca Raton Blvd., Ste. III. Boca Raton, PL 33431, as its agent to accept service of process within this State.

ACTOMORIEDGE THE BY DESIGNATED AGENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate. I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

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