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AVVENTURA OFFICE BUILDING, INC.
7400 S.W. 88th Street, Suite 410
Miami, Florida 33156

February 16, 1995

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-02/21/95--01074--004
****157.50 ****157.50

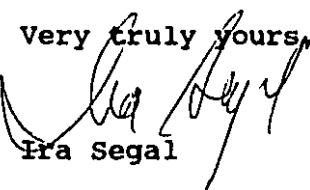
Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Gentlemen:

Enclosed are two executed copies of the Articles of Incorporation of Aventura Office Building, Inc. along with our check payable to the Secretary of State for \$157.50. Please register this corporation and return a Certified copy of the Articles of Incorporation.

If anything further is required, please call Ira Segal at (305) 670-1895.

Thank you for your attention to this matter.

Very truly yours,

Ira Segal

Enclosures

95 FEB 20 1995
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED
FEB 22 1995

2/22/95
#22-55

ARTICLES OF INCORPORATION
OF
AVVENTURA OFFICE BUILDING, INC.

These Articles of Incorporation are executed by the undersigned in order to form a corporation for the purposes and with the powers hereinafter mentioned, under the laws of the State of Florida for the formation of corporations for profit.

I

The name of the corporation shall be:

AVVENTURA OFFICE BUILDING, INC.

55 FEB 20 1973 28
TALLAHASSEE, FLORIDA
SECRETARIAL OF STATE
TALLAHASSEE, FLORIDA

II

This corporation is organized for the purpose of engaging in the transaction of any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act, Chapter 607, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by corporations under said law.

III

The corporation shall have all rights, powers, and privileges presently or hereafter granted to or conferred upon corporations by and under the general corporation laws of the State of Florida.

IV

The corporation is authorized to issue ONE HUNDRED (100) shares of stock. Each share shall have a par value of TEN and NO/100 (\$10.00) DOLLARS and all of said shares shall be common stock. Said shares may be issued pursuant to such plan as may be adopted by the Board of Directors of the corporation to qualify the shares as Internal Revenue Code Section 1244 shares.

V

The corporation shall have perpetual existence.

VI

The principal office and mailing address of the corporation shall be Suite 410, 7400 S.W. 88th Street, Miami, Florida 33156.

VII

The initial registered office of the corporation shall be located at Suite 410, 7400 S.W. 88th Street, Miami, Florida 33156, and IRA SEGAL shall be the registered agent of the corporation.

VIII

The names and addresses of the incorporators of the corporation and subscribers to these Articles of Incorporation are:

Ira Segal	Ste. 410, 7400 S.W. 88 St., Miami, FL 33156
Lawrence P. Puckett	Ste. 410, 7400 S.W. 88 St., Miami, FL 33156
Jack Schillinger	Ste. 410, 7400 S.W. 88 St., Miami, FL 33156

IX

The number of Directors of the corporation shall be no less than one, the exact number to be determined by the By-Laws or by special vote of the stockholders.

X

The names and addresses of the first Board of Directors are:

Ira Segal Ste. 410, 7400 S.W. 88 St., Miami, FL 33156
Lawrence P. Puckett Ste. 410, 7400 S.W. 88 St., Miami, FL 33156
Jack Schillinger Ste. 410, 7400 S.W. 88 St., Miami, FL 33156

Subject to the laws of the State of Florida, the first Board of Directors shall hold office until their successors are elected and have qualified.

XI

The officers of the corporation, who shall be elected by the Board of Directors, shall consist of a President, Vice President, Secretary and Treasurer, with as many Assistant Vice Presidents, Assistant Secretaries, Assistant Treasurers or other officers as may be described in the By-Laws of the corporation or appointed by the Board of Directors. The same person may simultaneously hold more than one office.

XII

The initial offices and officers of the corporation shall be the following:

President

Vice President

Asst. Vice President, Secretary & Treasurer

Lawrence P. Puckett

Jack Schillinger

Ira Segal

XIII

Every director and officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, imposed upon or reasonably incurred by him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director or officer of the corporation, whether or not he or she is a director or officer at the time such expenses and liabilities are imposed or incurred, except in such cases in which the director or officer seeking indemnification is adjudged guilty of willful misconduct or gross negligence. If any claim for reimbursement or indemnification hereunder is based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification hereunder shall apply only if the Board of Directors approves such settlement as being in the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of any other right to which such director or officer may be entitled.

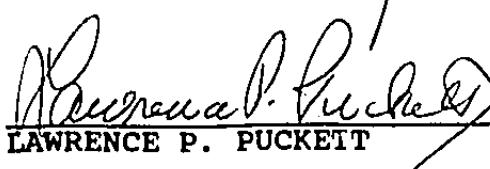
IV

The commencement date of the existence of this corporation shall be the date of subscription of this Certificate of Incorporation if such date is within five business days prior to the date of filing of this Certificate in the office of the Secretary of State of Florida, otherwise the commencement date shall be the date of such filing.

IN WITNESS WHEREOF, this Certificate has been subscribed in duplicate by the undersigned this 16 day of February, 1995.



IRA SEGAL (SEAL)

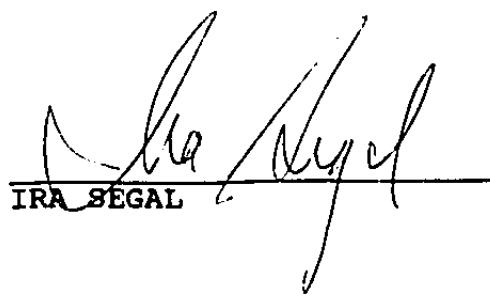


LAWRENCE P. PUCKETT (SEAL)



JACK SCHILLINGER (SEAL)

The undersigned hereby accepts appointment as the Registered Agent of AVENTURA OFFICE BUILDING, INC.



IRA SEGAL (SEAL)