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TALLAHASSEE, FL 32301  
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ACCOUNT NO. : 07200000032

REFERENCE : 597141 6594A

AUTHORIZATION :

COST LIMIT :

*Patricia P. Pizit*

ORDER DATE : May 10, 1995

ORDER TIME : 10:19 AM

ORDER NO. : 597141

500001484135

CUSTOMER NO: 6594A

CUSTOMER: Donald J. Kahn, Esq

XX

DOMESTIC FILING

NAME: MIAMI INVESTMENT ONE, INC.

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: Debbie Skipper

EXAMINER'S INITIALS: \_\_\_\_\_

RECEIVED  
95 MAY 11 PM 12:12  
DIVISION OF CORPORATION

FILED  
95 MAY 11 PM 3:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. BROWN MAY 11 1995

ARTICLES OF INCORPORATION  
OF  
MIAMI INVESTMENT ONE, INC.

FILED  
95 MAY 11 PM 3:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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:

MIAMI INVESTMENT ONE, INC.

The address of the principal office of this corporation shall be 800 West Avenue, Suite 340, Miami Beach, Florida 33139, 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.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 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 317 71st Street, Miami Beach, Florida 33141, and the name of the initial registered agent of the corporation at that address is Donald J. Kahn.

#### ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

#### ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have one officer and one director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

George Groene	800 West Avenue, Suite 340
Dir./Pres./Sec./Treas.	Miami Beach, Florida 33139

#### ARTICLE VII. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

#### ARTICLE VIII. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S corporation.

ARTICLE IX. INCORPORATOR

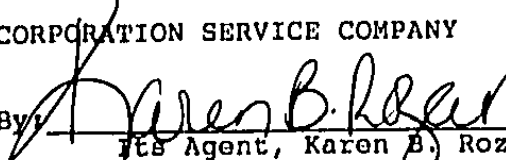
The name and street address of the incorporator to  
these Articles of Incorporation:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of  
Corporation Service Company has hereunto set their hand  
and seal of Corporation Service Company on May 11, 1995.

CORPORATION SERVICE COMPANY

By

  
Its Agent, Karen B. Rozar

KBR/dks

FILED  
95 MAY 11 PM 3:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT  
DESIGNATED IN THE ARTICLES OF INCORPORATION

I, DONALD J. KAHN, an individual residing in this state having a business office identical with the registered office of the corporation named below, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation of:

Miami Investment One, Inc.

is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: 

DONALD J. KAHN