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CORPORATE CREATIONS

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TO: DIVISION OF CORPORATIONS
STATE OF FLORIDA
409 EAST GAINES STREET
TALLAHASSEE, FL 32399
FAX: (904) 922-4000

FROM: CORPORATE CREATIONS ENTERPRISES, INC
4521 PGA BLVD., S-211

PALM BEACH GARDENS FL 33418-0000
CONTACT: FRANK A RODRIGUEZ
PHONE: (407) 694-8107
FAX: (407) 694-1639

DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: SOUTH FLORIDA PROPERTIES & INVESTMENTS INC.
FAX AUDIT NUMBER: H960000000050
DATE REQUESTED: 01/02/1996
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DIVISION OF CORPORATIONS

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**Articles of Incorporation
of
South Florida Properties & Investments Inc.**

Article I. Name

The name of this Florida corporation is:
South Florida Properties & Investments Inc.

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TALLAHASSEE, FLORIDA

Article II. Address

The mailing address of the Corporation is:
South Florida Properties & Investments Inc.
227 Avalon Avenue
Lauderdale by the Sea FL 33308

Article III. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article IV. Registered Agent

The name and address of the registered agent of the Corporation is:
Corporate Creations Enterprises, Inc.
4521 PGA Boulevard, Suite 211
Palm Beach Gardens FL 33418

Article V. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation.

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The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law. The name of each initial member of the Corporation's Board of Directors is:

Adolph Munoz
Brett Hall
Tim Lake
Mark Lake

Article VI. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.
4521 PGA Boulevard • Suite 211
Palm Beach Gardens FL 33418-3967

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective January 2, 1996

The authorized representative of the incorporator executed these Articles of Incorporation on January 2, 1996

Corporate Creations International Inc.

By: Frank A. Rodriguez
Frank A. Rodriguez President

Corporate Creations International Inc.
4521 PGA Boulevard • Suite 211
Palm Beach Gardens FL 33418-3967
(407) 694-8107

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

CORPORATION:
South Florida Properties & Investments Inc.

REGISTERED AGENT:
Corporate Creations Enterprises, Inc.
4521 PGA Boulevard, Suite 211
Palm Beach Gardens FL 33418

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

Corporate Creations Enterprises, Inc.

By: Frank A. Rodriguez
Frank A. Rodriguez President

Date: January 2, 1996

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