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TALLAHASSEE, FL 32301  
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PRESTIGE  
LEGAL & FINANCIAL SERVICES

*Handwritten:* 795411 02229

REFERENCE # 795411 02229  
AUTHORIZATION # *Patricia Pizich*  
COST LIMIT # \$ 131.25

ORDER DATE # January 8, 1996

ORDER TIME # 11:10 AM

800001681618

ORDER NO. # 795411

CUSTOMER NO: 02293A

CUSTOMER: Almadeo Lopez-castro, III, Esq  
MARTINEZ-ESTEVE, LOPEZ-CASTRO

Suite 304  
901 Ponce De Leon Boulevard  
Coral Gables, FL 33134

DOMESTIC FILING

NAME: CORAL RITZ PROPERTIES, INC.

XX \_\_\_\_\_ ARTICLES OF INCORPORATION  
\_\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX \_\_\_\_\_ CERTIFIED COPY  
\_\_\_\_\_ PLAIN STAMPED COPY  
XX \_\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Frezeau

EXAMINER'S INITIALS:

**T. BROWN** JAN - 8 1996

RECEIVED  
96 JAN -8 PM 1: 20  
DIVISION OF CORPORATION TALLAHASSEE, FLORIDA  
FILED  
96 JAN -8 PM 6 55  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
CORAL RITZ PROPERTIES, INC.

FILED  
96 JAN -8 PM 6 55  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The name of the Corporation is: CORAL RITZ PROPERTIES, INC.

ARTICLE I

The maximum number of shares of capital stock that the Corporation is authorized to issue is ONE HUNDRED (100) shares, at \$1.00 par value each share.

ARTICLE II

The Corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE III

The name and street address of the Incorporator(s) signing these Articles of Incorporation is (are):

NAME

ADDRESS

AMADEO LOPEZ-CASTRO III 901 Ponce De Leon Blvd., #304  
Coral Gables, Florida 33134

ARTICLE IV

The principal office of the Corporation is: 7360 S.W. 24th Street, Suite #36, Miami, Florida 33155.

ARTICLE V

The street address of the initial registered agent of the Corporation is: 901 Ponce De Leon Blvd., Suite 304, Coral Gables, Florida 33134 and the name of the initial registered agent of the Corporation is: AMADEO LOPEZ-CASTRO, III.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 6th day of January, 1996.

  
AMADEO LOPEZ-CASTRO III



CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

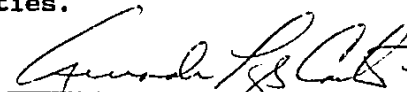
IN COMPLIANCE with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That CORAL RITZ PROPERTIES, INC. desiring to organize or qualify under the laws of the State of Florida, has named AMADEO LOPEZ-CASTRO, III, with its registered agent's office located at 901 Ponce De Leon Blvd., Suite 304, Coral Gables, Florida 33134, County of Dade, State of Florida to accept service of process within the State of Florida.

  
\_\_\_\_\_  
AMADEO LOPEZ-CASTRO III

January 5th, 1996

HAVING BEEN named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned HEREBY AGREES to act in said capacity, and FURTHER AGREES to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

  
\_\_\_\_\_  
AMADEO LOPEZ-CASTRO, III

January 5th, 1996

FILED  
96 JAN -8 PM 6:55  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA