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TO: DIVISION OF CORPORATIONS

FROM: ADORNO & ZEDER, P.A.

DEPARTMENT OF STATE

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STATE OF FLORIDA

SUITE 1600

409 EAST GAINES STREET

MIAMI FL 33133-

TALLAHASSEE, FL 32399

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION

OR P.A.

NAME: CONDO MARKETING GROUP, INC.

FAX AUDIT NUMBER: H96000000870

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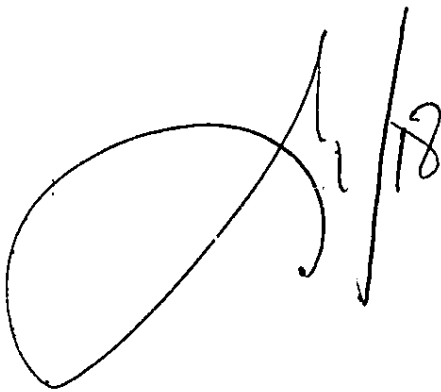
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January 18, 1996

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ARTICLES OF INCORPORATION
OF
CONDO MARKETING GROUP, INC.

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TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator, signs the following Articles of Incorporation for the purposes of forming a corporation under the laws of the State of Florida.

ARTICLE I

The name of the corporation shall be:

CONDO MARKETING GROUP, INC.

ARTICLE II

The existence of the corporation shall commence upon the filing of these Articles of Incorporation by the Department of State and shall be perpetual.

ARTICLE III

The corporation may engage in any and all businesses and activities permitted by the laws of the State of Florida. The corporation shall have all of the powers vested in a corporation organized under and existing by virtue of such laws.

ARTICLE IV

The maximum number of shares which the Corporation shall have authority to issue shall be 10,000 shares of common stock with a par value of \$1.00 per share.

ARTICLE V

The initial registered agent and street address of the initial registered office of the corporation shall be:

Bennett M. Lifter
18425 N.W. 2nd Avenue
Miami, Florida 33169

This document prepared by:
Martin J. Nash
Florida Bar No. 057934
2601 S. Bayshore Dr.
Suite 1600
Miami, FL 33133

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ARTICLE VI

Initially, this corporation shall have two directors. The names and addresses of the initial directors of the corporation, who shall hold office until their successors are elected and qualified or until their earlier resignation or removal from office are:

Andrew Rubin
18425 N.W. 2nd Avenue
Miami, Florida 33169

Bennett M. Lifter
18425 N.W. 2nd Avenue
Miami, Florida 33169

The number of directors may be increased or decreased from time to time pursuant to the bylaws of the corporation, but shall not be less than one.

ARTICLE VII

The name and address of the incorporator of the corporation is:

Bennett M. Lifter
18425 N.W. 2nd Avenue
Miami, Florida 33169

ARTICLE VIII

The mailing address of the corporation shall be:

18425 N.W. 2nd Avenue
Miami, Florida 33169

Executed at Miami, Florida this 9 day of Jan, 1996.

By: _____

Bennett M. Lifter

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STATE OF FLORIDA)
)SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 9th day of Jan, 1996 by Bennett M. Lifter, a Florida resident, on behalf of the corporation.
He is personally known to me and did not take an oath.

Lucy Bello
Name: Lucy Bello
Serial Number: _____
Notary Public
State of Florida at Large



LUCY BELLO
MY COMMISSION # 00 202949 EXPIRES
JUNE 28, 1998
DESIGNED BY: TERRY PAUL HILMAN, INC.

My Commission Expires: _____

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ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of CONDO MARKETING GROUP, INC., the undersigned accepts such appointment and agrees to act in such capacity.

Dated this 9TH day of January, 1996.

By: Bennett M. Lifter
Bennett M. Lifter

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