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Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The transformation efficiency was determined by the number of transformants per 10⁶ cells of the *Agrobacterium* suspension.

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FEB 29
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 TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
RIVIERA EXCLUSIVE REALTY, INC.**

96 MAR 29 PM 2:27

The undersigned incorporator to these Articles of Incorporation, STATE
these articles form a corporation for profit, pursuant to the laws of the
State of Florida.

FIRST: The name of the corporation is **RIVIERA EXCLUSIVE REALTY, INC.**

SECOND: The period of duration of the corporation is perpetual.

THIRD: The purpose is to engage in any activities or business permitted under the laws of the United States and Florida.

FOURTH: The aggregate number of shares of Capital Stock which the Corporation has authority to issue is 100 (One Hundred), all of which shall be one class of common stock having no par value.

FIFTH: The address of its initial registered office is 380 West 49th Street
Hialeah, Florida 33012 and the name of the initial registered agent
is Richard J. Adams Jr., Esquire.

SIXTH: The initial board of directors will consist of one director, whose name and address is: Aida T. Adams, whose address is 508 Aragon Avenue, Coral Gables, FL 33134.

SEVENTH: The name and address of the incorporator is Aida T. Adams, whose address is 508 Aragon Avenue, Coral Gables, FL 33134.

EIGHTH: Preemptive Rights shall be as follows: The shareholder of stock of this Corporation shall be entitled to full preemptive right to purchase unissued or treasury stock of the corporation convertible into or carrying a right to subscribe to acquire shares of any such unissued or treasury stock.

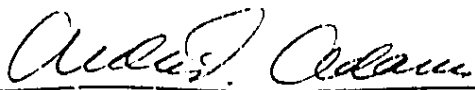
NINTH: The initial street address of the principle office of the Corporation in the State of Florida is 508 Aragon Avenue, Coral Gables, FL 33134.

TENTH: The Corporation shall indemnify Incorporators, Officers and Directors to the full extent permitted by law.

- ELEVENTH: a. The Corporation adopts all contracts made on its behalf by the before-mentioned incorporator.
- b. The Corporation authorizes its director to reimburse the before-mentioned incorporator for any and all expenses incurred on behalf of the Corporation, prior to its incorporation and for any and all expenses incurred in the organization and formation of the Corporation.
- c. The directors of this Corporation shall have the sole discretion to determine the expenses for which the before-mentioned incorporator shall be reimbursed.

TWELFTH: The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment to the Articles of Incorporation.

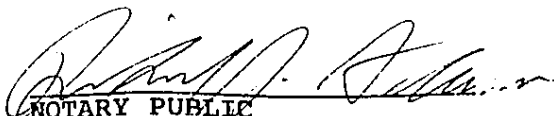
IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation of RIVIERA EXCLUSIVE REALTY, INC. this 2 day of March, 1996.


AIDA ADAMS, INCORPORATOR AND
MEMBER OF BOARD OF DIRECTORS

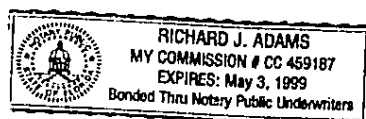
State of Florida)
County of Dade) ss

ON THIS ___ day of March, 1996, before me, a notary public duly authorized in the State of Florida, County of Dade, personally appeared AIDA T. ADAMS, known to me to be the persons described and who subscribed the above Articles of Incorporation, and who acknowledged that he executed the Articles of Incorporation for the purpose contained herein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year aforesaid.


NOTARY PUBLIC

My Commission Expires:



**CERTIFICATE DESIGNATING THE ADDRESS
AND AGENT UPON WHOM PROCESS MAY BE SERVED**

RIVIERA EXCLUSIVE REALTY, INC., desiring to organize as a Corporation for profit under the laws of the State of Florida, which will have its principal office in Florida, has named RICHARD J. ADAMS JR., ESQUIRE, located at 380 West 49th Street, CITY OF HIALEAH, COUNTY OF DADE, STATE OF FLORIDA, 33012, as its agents to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-described corporation, at the place designated in this certificate, I agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I specifically accept the duties and obligations prescribed by Section 607.325, Florida Statutes.

Richard J. Adams Jr.
RICHARD J. ADAMS JR, ESQ.
REGISTERED AGENT

3/21/96
DATED

State of Florida)
County of Dade) ss

SWORN TO and subscribed before me this 21 day of March, 1996. Personally Known to me ✓ OR Produced Identification, Type of Identification Produced

Elise M. Delgado
NOTARY PUBLIC

My Commission Expires:

