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1201 HAYS STREET

MIAMI, FL 33130-2607

800-342-0086

904-321-71

904-321-71



PREMIER LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 963913 6099A

AUTHORIZATION :

COST LIMIT : \$ 78.75

Patricia Pijet

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAY 23 PM 1:11

ORDER DATE : May 23, 1996

ORDER TIME : 9:06 AM

ORDER NO. : 963913

CUSTOMER NO: 6099A

000001886680

CUSTOMER: Ms. Laraine C. Charbonneau
MOYLE FLANIGAN KATZ FITZGERALD
& SHEEHAN
625 N. Flagler Drive, 9th Floor
P. O. Box 3888
West Palm Beach, FL 33401

DOMESTIC FILING

NAME: LUXURY PROPERTIES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Clint Fuhrman

EXAMINER'S INITIALS:

RECEIVED
96 MAY 23 AM 10:37
DIVISION OF CORPORATION

CF
5/23/96

ARTICLES OF INCORPORATION
OF
LUXURY PROPERTIES, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 MAY 23 PM 1:12

The undersigned hereby establishes the following for the purpose of becoming a Corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida providing for the formation, liability, rights, privileges and immunities of a Corporation for profit.

ARTICLE I

Name of Corporation

The name of this Corporation shall be LUXURY PROPERTIES, INC. (the "Corporation").

ARTICLE II

Mailing Address and Principal Place of Business

The mailing address and principal place of business of the Corporation is 100 Purity Road, Pittsburgh, PA 15235.

ARTICLE III

Purpose

This Corporation is organized for the following purposes:

- (a) To have and to exercise all the powers now or hereafter

conferred by the laws of the State of Florida upon corporations organized pursuant to the laws under which the Corporation is organized and any and all acts amendatory thereof and supplemental thereto.

(b) For the purpose of transacting any or all lawful business.

(c) To do any and everything pertinent to the above.

ARTICLE IV

Capital Stock

This Corporation is authorized to issue One Thousand (1,000) shares of One Dollar (\$1.00) par value common stock.

ARTICLE V

Preemptive Rights

Every Shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI

Corporate Duration

This Corporation shall have perpetual duration unless sooner dissolved by law.

ARTICLE VII

Initial Registered Office and Agent

The street address of the initial registered office of this Corporation is 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida 33401 and the name of the initial registered agent of this Corporation at that address is Wilton L. White.

ARTICLE VIII

Initial Board of Directors

This Corporation shall have one (1) director initially. The number of directors may be increased from time to time by the By-Laws but shall never be less than one (1). The name and address of the initial director of this Corporation is as follows:

Alexander Rangos

100 Purity Road
Pittsburgh, PA 15235

ARTICLE IX

By-Laws

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the shareholders.

ARTICLE X

Indemnification

The Corporation shall indemnify any officer or director or any former officer or director, to the full extent permitted by law.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

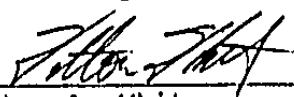
96 MAY 23 PM 1:12

ARTICLE XI

Incorporator

The name and address of the person signing these Articles are as follows: Wilton L. White, 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 22nd day of May, 1996.

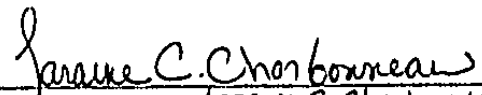


Wilton L. White

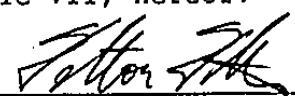
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22nd day of May, 1996, by Wilton L. White, as Incorporator of LUXURY PROPERTIES, INC., on behalf of the Corporation, and he is personally known to me or has produced _____ as identification and did take an oath.

(NOTARY STAMP)


Notary Name: LARAIN C. CHARBONNEAU
Notary Public
Serial (Commission) Number _____
(if any) _____

I hereby accept appointment as Registered Agent of LUXURY PROPERTIES, INC., as provided in Article VII, hereof.



Wilton L. White
Registered Agent