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

FROM: CORPORATE CREATIONS INTERNATIONAL INC
401 OCEAN DR
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MIAMI BEACH FL 33139-0000
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: DOMINION PROPERTY GROUP INC.
FAX AUDIT NUMBER: H96000007790
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*
**Articles of Incorporation
of
Dominion Property Group Inc.**

Article I. Name

The name of this Florida corporation is:
Dominion Property Group Inc.

Article II. Address

The mailing address of the Corporation is:
Dominion Property Group Inc.
8290 Cleary Boulevard, Villa 2907
Plantation FL 33324

Article III. Capital Stock

The Corporation shall have the authority to issue 10,000 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:

Michael Krotowski
8290 Cleary Boulevard, Villa 2907
Plantation FL 33324

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:

Michael Krutowski

Article VI. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-6629

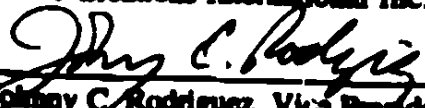
Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective June 4, 1996

The authorized representative of the incorporator executed these Articles of Incorporation on June 4, 1996

Corporate Creations International Inc.

By:


Johnny C. Rodriguez Vice President

Corporate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-6629
(305) 672-0886

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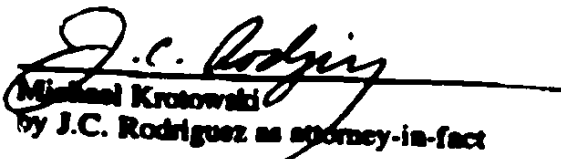
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT AND REGISTERED OFFICE**

CORPORATION:
Dominion Property Group Inc.

REGISTERED AGENT:
Michael Krotowski
8290 Cleary Boulevard, Villa 2907
Plantation FL 33324

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.


Michael Krotowski
by J.C. Rodriguez as attorney-in-fact

Date: 6/4/96

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U.D. Dorate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-0629
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