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FROM: KATZ, BARRON, SQUITERO & MUST, P.A.
2699 S BAYSHORE DR
7TH FLOOR
MIAMI FL 33133-

CONTACT: ALBERT J XIQUES
PHONE: (305) 856-2444
FAX: (305) 285-9227

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: D & D PROPERTY HOLDINGS CORP.

FAX AUDIT NUMBER: H96000007864

CURRENT STATUS: REQUESTED

DATE REQUESTED: 06/05/1996

TIME REQUESTED: 10:51:35

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ARTICLES OF INCORPORATION
OF
D & D PROPERTY HOLDINGS CORP.

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ARTICLE I

NAME

The name of the corporation is D & D PROPERTY HOLDINGS CORP.
The mailing address of the corporation shall be 2699 South Bayshore
Drive, Suite 700, Miami, Florida 33133.

ARTICLE II

DURATION

This corporation shall have a perpetual existence commencing
upon filing of the Articles of Incorporation with the Secretary of
State.

ARTICLE III

PURPOSE

The corporation shall be authorized to engage in and transact
any and all lawful business within and without the State of Florida

Fax Audit No. H96000007864
This instrument prepared by:
Erica L. English, Esq.
Fla. Bar No. 599328
KATZ, BARRON, SQUITERO & FAUST
2699 South Bayshore Drive
Seventh Floor
Miami, Florida 33133
(305)856-2444

Fax Audit No. H96000007864

or United States for which corporations may be incorporated under Chapter 607, Florida Statutes, as amended and supplemented.

ARTICLE IV

POWERS

The corporation shall have all of the powers conferred upon corporations organized pursuant to the provisions of Chapter 607, Florida Statutes, as amended and supplemented.

ARTICLE V

CAPITAL STOCK

This corporation is authorized to issue 600 shares of One Dollar (\$1.00) par value common stock.

ARTICLE VI

INCORPORATOR

The name and address of the person signing these Articles as Incorporator is:

ERICA L. ENGLISH, Esq.
Katz, Barron, Squitero & Faust, P.A.
2699 South Bayshore Drive - 7th Floor
Miami, Florida 33133

ARTICLE VII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2699 South Bayshore Drive, 7th Floor, Miami, Florida

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33133, and the name of the initial registered agent of this corporation at that address is CORPCO, IN?.

IN WITNESS WHEREOF, I have made and subscribed these Articles of Incorporation this 5th day of June, 1996.


ERICA L. ENGLISH, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above corporation at the place designated in the Articles of Incorporation, we hereby accept this appointment of, and designation as, registered agent for service of process within the State of Florida of the proposed corporation named in the Articles of Incorporation hereinabove set forth and do hereby further state that we may be found as registered agent for service of process upon said proposed corporation at the address set forth in Article VII of such Articles.

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IN WITNESS WHEREOF, as said registered agent, we have caused
this Statement to be signed on this 5th day of June, 1996.

CORPCO, INC.

By 
ALBERT J. RIQUES, Vice President

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/sjs

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TALLAHASSEE, FLORIDA

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