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LAW OFFICES
MORGAN & HENDRICK
317 WHITEHEAD STREET
KEY WEST, FLORIDA

HUGH J. MORGAN
JAMES T. HENDRICK
HALF C. BROOKES
WAYNE LARUE SMITH

W. CURRY HARRIS
(1907-1988)
HILARY U. ALBURY
(RETIRED)

November 18, 1996

Via Federal Express

State of Florida
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

EFFECTIVE DATE
11-15-96

FILED
96 NOV 19 PM 10:36
DIVISION OF STATE
TALLAHASSEE, FLORIDA

Re: Articles of Incorporation
Roosevelt Annex Company

000002008890--2
-11/19/96--01167--010
*****70.00 *****70.00

Dear Sir/Madam:

Enclosed please find the Articles of Incorporation for Roosevelt Annex Company to be filed in the records of the Division of Corporations. Also enclosed please find this firm's check in the amount of \$70.00 for the applicable filing fee.

Finally, I enclose an addressed Federal Express envelope for your convenience in returning the receipt for filing to me. Please contact me at (305) 296-5676 if you should have any questions regarding this request. I appreciate your assistance with this matter.

Sincerely,

James T. Hendrick
James T. Hendrick

NOV 25 1996

ARTICLES OF INCORPORATION

of

EXPIRATION DATE
11-15-96

ROOSEVELT ANNEX COMPANY

FILED
96 NOV 19 PM 10:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED SUBSCRIBER to these Articles of Incorporation, being a natural person competent to contract, hereby forms this corporation under the laws of the State of Florida.

FIRST: The name of this corporation is ROOSEVELT ANNEX COMPANY.

SECOND: This corporation may engage in any activity or business permitted under the laws of the United States and under the State of Florida, and this corporation is authorized to conduct all such activities and business in the corporate name.

THIRD: The maximum shares of stock that this corporation is authorized to have outstanding at any one time is One Thousand (1000) shares of voting common stock, each share having a par value of One Dollar (\$1.00).

FOURTH: The name and address of the undersigned subscriber to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Peter Rysman	60 Golf Club Drive Key West, Florida 33045

FIFTH: This corporation shall have not less than one (1) nor more than seven (7) directors. The initial sole director, who shall serve until the shareholders elect successor director or directors, is:

<u>NAME</u>	<u>ADDRESS</u>
Peter Rysman	60 Golf Club Drive

Key West, Florida 33045

SIXTH: The street address of the initial registered office of this corporation is 60 Golf Club Drive, Key West, Florida 33045, and the name of its Registered Agent at such address is PETER RYSMAN.

SEVENTH: The principal office of the corporation shall be 60 Golf Club Drive, Key West, Florida 33045.

EIGHTH: The duration of the corporation is perpetual. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

NINTH: These Articles of Incorporation may be amended in the manner provided by Florida law.

IN WITNESS WHEREOF, the undersigned has hereunto subscribed to these Articles of Incorporation, this 15th day of November, 1996.

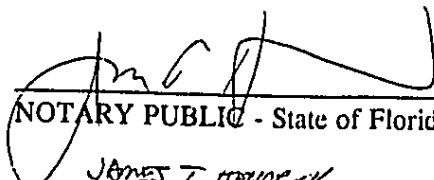

PETER RYSMAN

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 6th day of November, 1996,
by Peter Rysman, who is personally known to me or who produced _____
as identification.

My Commission Expires:

OFFICIAL NOTARY SEAL
JAMES T HENDRICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC424561
MY COMMISSION EXP. DEC. 5, 1998



NOTARY PUBLIC - State of Florida
JAMES T. HENDRICK

Print Name

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

FIRST: That **ROOSEVELT ANNEX COMPANY**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 60 Golf Club Drive, Key West, County of Monroe, State of Florida, has named **PETER RYSMAN**, whose address is 60 Golf Club Drive, City of Key West, County of Monroe, State of Florida, as its Agent to accept service of process within this State.

DATED: November 15, 1996.


PETER RYSMAN

FILED
96 NOV 19 PM 10:35
TALLAHASSEE, FLORIDA

ACKNOWLEDGMENT

Having been named to accept service of process for the above state corporation, at the place designated in this certificate, I HEREBY ACCEPT to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


PETER RYSMAN
Registered Agent