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TO: DIVISION OF CORPORATIONS FAX #: (904)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY ACCT#: 072450003255

CONTACT: RAY STORMONT PHONE: (305)541-3694 FAX #: (305)541-3770

NAME: PAWLIGER OPERATING PROPERTIES, INC.
AUDIT NUMBER.....H96000017739
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..0 PAGES..... 4
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**ARTICLES OF INCORPORATION
OF
PAWLIGER OPERATING PROPERTIES, INC.**

THE UNDERSIGNED, each a natural person competent to contract for the purpose of forming a corporation under the laws of the State of Florida, hereby adopts the following Articles of Incorporation for such corporation: ----

ARTICLE I - CORPORATE NAME

The name of this Corporation shall be:

PAWLIGER OPERATING PROPERTIES, INC.

ARTICLE II - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III - AUTHORIZED CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any time is One Hundred (100) shares of Common Stock having a par value of One Hundred Dollars (\$100.00) per share.

ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this Corporation will begin business shall not be less than One Hundred (\$100.00) Dollars.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE VI - INITIAL ADDRESS

The initial street address in this State of the principal office of the Corporation shall be:

6838 N.W. 77 Court
Miami, FL 33166 address

ARTICLE VII - DIRECTORS

1. The number of Directors of this Corporation shall be no less than (1).
2. The names and street addresses of each member of the first Board of Directors are as follows:

Law Offices of Marvin J. Wiener, P.A.
2121 Ponce De Leon Blvd., Suite 900
Coral Gables, FL 33134
(305) 445-8888

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TALLAHASSEE, FLORIDA

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<u>Name</u>	<u>Address</u>	H96000017739
Michael Pawliger	6838 N.W. 77 Court Miami, FL 33166	

ARTICLE VIII - SUBSCRIBERS

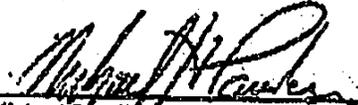
The name and street addresses of the person signing these Articles of Incorporation as a subscriber is as follows:

<u>Name</u>	<u>Address</u>
Michael Pawliger	6838 N.W. 77 Court Miami, FL 33166

ARTICLE IX - REGISTERED AGENT

The street address of the initial Registered Office of this corporation shall be 2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134, and the name of the initial Registered Agent at such address shall be Marvin J. Wiener.

IN WITNESS WHEREOF, the undersigned subscribing incorporator does hereby make, subscribe, acknowledge and certify that the foregoing Articles of Incorporation are true and correct and have herunto set our hands and seals this 10 day of December 1996.


 _____ (SEAL)
 Michael Pawliger

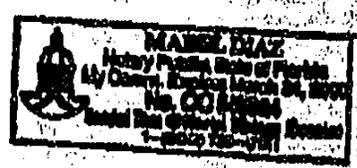
The undersigned whose street address is 2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134 accepts the designation as Registered Agent as is contained in the above Articles.

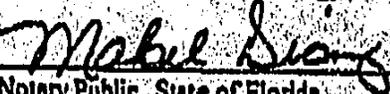


 Marvin J. Wiener, Registered Agent

STATE OF FLORIDA)
 COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 10 day of December 1996 by Michael Pawliger of PAWLIGER OPERATING PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and did take an oath.





 Notary Public, State of Florida

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

In compliance with §48.091, Florida Statutes, the following is submitted:

First - That PAWLIGER OPERATING PROPERTIES, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at City of Miami, State of Florida, has named Marvin J. Wiener, located at 2121 Ponce de Leon Boulevard, Suite 900, City of Coral Gables, Florida, as its agent to accept service of Process within Florida.

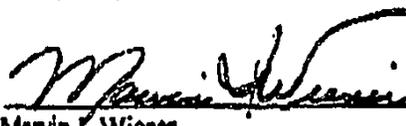
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TALLAHASSEE FLORIDA

SIGNATURE: 
Michael Pawliger

TITLE: President

DATE: 12/10/96

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

SIGNATURE: 
Marvin J. Wiener
Registered Agent

DATE: 12/10/96

FORM NO. 1000 (REV. 10/95)

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