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J. ANDREW BARTLESON
ATTORNEY AT LAW
533 MAJORCA AVENUE
CORAL GABLES, FLORIDA 33134

TELEPHONE AND FACSIMILE: (305) 529-0040
ELECTRONIC MAIL: jablaw@aol.com

97 JAN 10 PM 4:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

January 8, 1997

Express Mail

Florida Department of State
Division of Corporate Records
P.O. Box 6327
Tallahassee, FL 32314

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****122.50 ****122.50

Re: 172 Giralda, Inc.

Dear Sir or Madam:

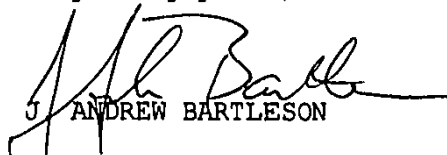
Enclosed please find Articles of Incorporation and Certificate Designating Registered Agent for the referenced corporation.

Also enclosed is our check covering the following fees for the filing of these documents:

Filing of Articles	\$ 35.00
Certified Copy	52.50
Registered Agent Cert.	<u>35.00</u>
Total	\$122.50
	=====

Please return a certified copy of the Articles to my office in the enclosed self addressed and stamped express mail envelope. Thank you for your assistance in this matter.

Very truly yours,


J. ANDREW BARTLESON

24/1/97

**ARTICLES OF INCORPORATION
OF
172 GIRALDA, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I

Name

The name of the corporation shall be:

172 GIRALDA, INC.

ARTICLE II

Principal Office

The principal place of business and mailing address of this corporation shall be:

Principal Place of Business: 172 Giralda Ave.
Coral Gables, FL 33134

Mailing Address: 50 W. Mashta Dr., Suite 4
Key Biscayne, FL 33149

ARTICLE III

Capital Stock

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 Shares

ARTICLE IV

Initial Registered Agent and Address

The name and address of the initial registered agent is:

J. Andrew Bartleson
533 Majorca Ave.
Coral Gables, FL 33134

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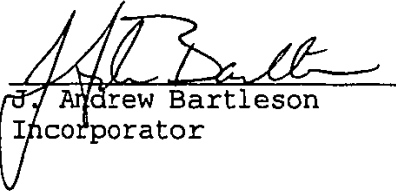
ARTICLE V
Incorporator(s)

97 JAN 10 PM 4:08

The name(s) and street address(es) of the ~~Incorporator(s)~~ ^{INCORPORATOR(S) STATE} these Articles of Incorporation is(are):

J. Andrew Bartleson
533 Majorca Ave.
Coral Gables, FL 33134

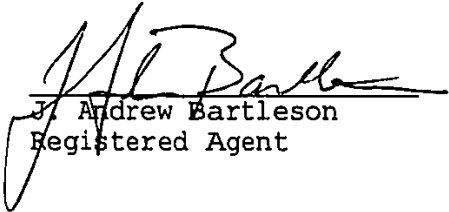
The undersigned has(have) executed these Articles of Incorporation this 8 day of January, 1997.


J. Andrew Bartleson
Incorporator

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of 172 Giralda, Inc. The undersigned is familiar with and accepts the obligations of this position.

Dated this 8 day of January, 1997.


J. Andrew Bartleson
Registered Agent