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ACCOUNT NO. : 072100000032

REFERENCE : 312048 4340059

AUTHORIZATION :

*Patricia Pizito*

COST LIMIT : \$ 70.00

FILED  
MAR 31 PM 2:07  
TALLAHASSEE, FLORIDA

ORDER DATE : March 28, 1997

ORDER TIME : 11:09 AM

ORDER NO. : 312048-005

CUSTOMER NO: 4340059

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CUSTOMER: Rey Delpino, Legal Asst  
KELLEY DRYE & WARREN, LLP

2400 Miami Center  
201 South Biscayne Boulevard  
Miami, FL 33131-2399

DOMESTIC FILING

NAME: TIP PROPERTIES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS: \_\_\_\_\_

97 MAR 31 PM 1:07

ARTICLES OF INCORPORATION  
OF  
TIP PROPERTIES, INC.

FILED  
97 MAR 31 PM 2:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

TIP PROPERTIES, INC.

The address of the principal office of this corporation shall be 201 South Biscayne Boulevard, Suite 2400, Miami, Florida 33131, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company on March 31, 1997.

CORPORATION SERVICE COMPANY

By: 

Its Agent, Karen B. Rozar

ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

BY: Karen B. Kelger

Its Agent, Karen B. Rozar

CLD/das

FILED  
97 MAR 31 PM 2:07  
TALLAHASSEE, FLORIDA