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ACCOUNT NO. : 072100000032

REFERENCE : 338817 4303929

AUTHORIZATION :

Patricia Piquito

COST LIMIT : \$ 122.50

ORDER DATE : April 22, 1997

ORDER TIME : 9:02 AM

ORDER NO. : 338817-005

CUSTOMER NO: 4303929

CUSTOMER: Ms. Sheryl C. Vainstein
GREENBERG TRAUIG HOFFMAN
LIPOFF ROSEN & QUENTEL, P. A.
22nd Floor
1221 Brickell Avenue
Miami, FL 33131-3238

100002150411--2

DOMESTIC FILING

NAME: EWE OFFICE INVESTMENTS II,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kathy Drake

EXAMINER'S INITIALS:

FILED
97 APR 22 11:48
TALLAHASSEE

97
APR 22
DIVISION OF
TALLAHASSEE

ON APR 21 1997

ARTICLES OF INCORPORATION
OF
EWE OFFICE INVESTMENTS II, INC.

FILED
97 APR 22 PM 10:48
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is EWE OFFICE INVESTMENTS II, INC. (the "Corporation").

ARTICLE II

The address of the principal office and the mailing address of the Corporation is 300 Greco Avenue, Coral Gables, Florida 33146.

ARTICLE III

The Corporation shall have the authority to issue One Thousand (1,000) shares of Common Stock, having a par value of \$0.01 per share.

ARTICLE IV

The Corporation shall hold a special meeting of shareholders only:

- (1) On call of the Board of Directors or persons authorized to do so by the Corporation's Bylaws; or
- (2) If the holders of not less than 50 percent of the persons entitled to vote on any issue proposed to be considered at the proposed special meeting sign, date, and deliver to the Corporation's secretary one or more written demands for the meeting describing the purpose or purposes for which it is to be held.

ARTICLE V

The street address of the Corporation's initial registered office is 1201 Hays Street, City of Tallahassee, County of Leon, State of Florida 32301, and the name of its initial registered agent at such office is Corporation Service Company.

ARTICLE VI

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's Bylaws. The number of directors constituting the initial Board of Directors is one, and the name and address of the member of the initial Board of Directors, who will serve as the Corporation's director until successors are duly elected and qualified is:

Edward W. Easton
300 Greco Avenue
Coral Gables, Florida 33146

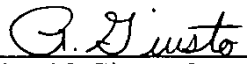
ARTICLE VII

The name of the Incorporator is Richard J. Giusto and the address of the Incorporator is 1221 Brickell Avenue, Suite 2400, Miami, Florida 33131.

ARTICLE VIII

This Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.


IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 21st day of April, 1997.


Richard J. Giusto - Incorporator

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of EWE OFFICE INVESTMENTS II, INC. accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes Section 607.0505.

Corporation Service Company


By: Karen Rozar, As Agent

Dated: April 22nd 1997

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TALLAHASSEE, FLORIDA