

PA7000050224

Law Office
of
Wadie A. Zacca

2101 Ponce de Leon Boulevard
Coral Gables, Florida 33134

Tel: (305) 444-6164
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May 22, 1997

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: CONTEMPO REALTY, INC.
Our File No.: 97-973

Secretary of State:

Please find enclosed the Articles of Incorporation for the above referenced corporation along with a check for \$122.50 which sum represents \$35.00 for Filing Fees; \$35.00 for Designation of Registered Agent; and, \$52.50 for a Certified Copy.

We shall await the Certified Copy of Incorporation.

Sincerely,


Wadie A. Zacca

/cc
enclosure

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6/6/97

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

CONTEMPO REALTY, INC.

FILED

97 JUN -5 PM 12:11

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I NAME

The name of the corporation shall be:

CONTEMPO REALTY, INC.

The principle place of business of this corporation shall be:

800 Claughton Island Drive, Suite #2401
Miami, Florida 33131

ARTICLE II NATURE OF BUSINESS

This corporation may engage in or transact 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 aggregate number of shares of stock and its par value that this corporation is authorized to have outstanding at any one time is:

500 shares
at
\$1.00 per share

ARTICLE IV TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V OFFICERS DIRECTORS

The name(s) and street address(es) of the initial officer(s) and director(s), if any, who shall hold office the first year of the corporation's existence or until their successor(s) is (are) elected, is (are):

LUIS RICARDO FERNANDEZ, Pres./Sec. & Dir.:
Address: 800 Claughton Island Drive, Suite #2401
Miami, Florida 33131

ARTICLE VI INCORPORATOR(S)

The name(s) and street address(es) of the Incorporator(s) to these articles of incorporation is (are):

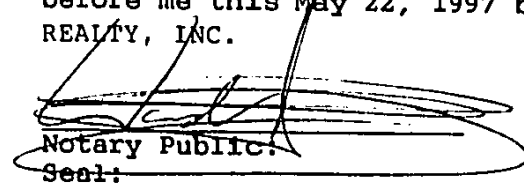
LUIS RICARDO FERNANDEZ, 800 Claughton Island Drive, Suite #2401
Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned incorporator(s) has (have) executed these Articles of Incorporation this May 22, 1997.


LUIS RICARDO FERNANDEZ

STATE OF FLORIDA)
)
COUNTY OF DADE)

THE FOREGOING instrument was acknowledged and sworn to before me this May 22, 1997 by LUIS RICARDO FERNANDEZ of CONTEMPO REALTY, INC.


Notary Public.
Seal:



WADIE AZACCA
My Commission CC348314
Expires Feb. 03, 1998
Bonded by HAI
800-422-1855

My Commission Expires:

CERTIFICATE DESIGNATING

REGISTERED AGENT/REGISTERED OFFICE

FILED


97 JUN -5 PM 12:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.325, Florida Statutes, the undersigned corporation, organized under the Laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: CONTEMPO REALTY, INC.
2. The name and address of the registered agent and office is:

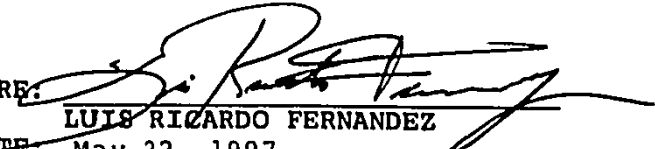
LUIS RICARDO FERNANDEZ
800 Claughton Island Drive, Suite #2401
Miami, Florida 33131


Corporate officer: LUIS RICARDO FERNANDEZ

Title: President

Date : May 22, 1997

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.325 FLORIDA STATUTES.

SIGNATURE: 
LUIS RICARDO FERNANDEZ
DATE: May 22, 1997