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THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 440232 11513A

AUTHORIZATION :

COST LIMIT : \$ 70.00

Patricia Page

ORDER DATE : June 24, 1997

ORDER TIME : 2:07 PM

ORDER NO. : 440232-005

CUSTOMER NO: 11513A

300002222083--1

CUSTOMER: James Marx, Esq
JAMES A. MARX, ESQ

Suite 340
201 South Biscayne Boulevard
Miami, FL 33131-4324

DOMESTIC FILING

NAME: LTMB 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: Andrew Cumper

EXAMINER'S INITIALS:

RECEIVED
JUN 24 1997
DIVISION OF CORPORATION

RECEIVED
97 JUN 24 PM 3:30
DIVISION OF CORPORATION

SN JUN 25 1997

ARTICLES OF INCORPORATION

OF

LTMB PROPERTIES, INC.

(a Florida corporation)

In compliance with the requirements of Chapter 607 of the Florida Statutes (the "Florida Business Corporation Act"), the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I

NAME

The name of the corporation (hereinafter called the "Corporation") is LTMB PROPERTIES, INC.

ARTICLE II

The address of the principal office of the Corporation is 4201 Collins Avenue, Suite 2602, Miami Beach, Florida 33140.

ARTICLE III

CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to issue is 1,000, all of which shall be Common Stock, and which shall have a par value of \$.01 per share. All shares of Common Stock shall be identical with each other in every respect and the holders thereof shall be entitled to one vote for each share upon all matters which shareholders have the right to vote.

ARTICLE IV

RESIDENT OFFICE AND AGENT

The initial street address of the Corporation's initial registered office shall be Miami Center, Suite 340, 201 South Biscayne Boulevard, Miami, Florida 33131, and the initial registered agent for the Corporation at that address shall be James Marx, Esq.

ARTICLE V

INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

Name

Address

James A. Marx, Esq.

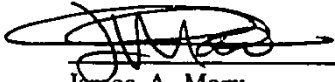
Miami Center - Suite 340
201 South Biscayne Boulevard
Miami, Florida 33131

ARTICLE VI

INDEMNIFICATION

The corporation shall indemnify its directors, officers, employees and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 18th day of June, 1997.


James A. Marx

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for LTMB PROPERTIES, INC. at the place designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to the Florida Business Corporation Act.

DATE: June 18, 1997.


James A. Marx

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TALLAHASSEE, FLORIDA