

10/17/97

FLORIDA DIVISION OF CORPORATIONS  
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: CORPORATE CREATIONS INTERNATIONAL INC.

ACCT#: 110432003053

CONTACT: JOHNNY C RODRIGUEZ

PHONE: (305)672-0686

LUIS

FAX #: (305)672-9110

NAME: 245 PROPERTY INC.

AUDIT NUMBER.....H97000017313

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..1

PAGES..... 4

CERT. COPIES.....0

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CORPORATE CREATIONS  
INTERNATIONAL INC.

10/17

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## ARTICLES OF INCORPORATION

### Article I. Name

The name of this Florida corporation is:  
245 Property Inc.

### Article II. Address

The mailing address of the Corporation is:  
245 Property Inc.  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134

### Article III. Registered Agent

The name and address of the registered agent of the Corporation is:  
Anibal J. Duarte-Viera  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134

### Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Anibal J. Duarte-Viera  
John Bradley

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Anibal J. Duarte-Viera | FL Bar Member 910392  
Anibal J. Duarte-Viera, P.A.  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134  
305-447-4676

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

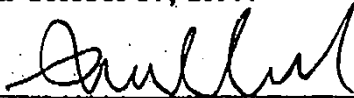
The name and address of the incorporator is:

Anibal J. Duarte-Viera  
Anibal J. Duarte-Viera, P.A.  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on October 16, 1997.

The undersigned incorporator executed these Articles of Incorporation on October 17, 1997.



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ANIBAL J. DUARTE-VIERA  
by L.A. Uriarte as attorney-in-fact

Anibal J. Duarte-Viera | FL Bar Member 910392  
Anibal J. Duarte-Viera, P.A.  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134  
305-447-4678

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/OFFICE**

**CORPORATION:**

**245 Property Inc.**

**REGISTERED AGENT/OFFICE:**

**Anibal J. Duarte-Viera  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



**ANIBAL J. DUARTE-VIERA**

**by L.A. Uriarte as attorney-in-fact**

**Date: October 17, 1997**

**Anibal J. Duarte-Viera | FL Bar Member 910392  
Anibal J. Duarte-Viera, P.A.  
3211 Ponce de Leon, Suite 202  
Coral Gables FL 33134  
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SECTION 1  
RECORDS SECTION