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6/23/98

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: ACE INDUSTRIES, INC.
CONTACT: PAM FRIEDMAN
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NAME: DBR REALTY & MANAGEMENT CO.

AUDIT NUMBER.....H98000011691

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

CERT. OF STATUS..0

PAGES..... 1

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TALLAHASSEE FLORIDA

Bm 6/25/98

H98-11691

ARTICLES OF INCORPORATION

Article 1: Name of Corporation: DBR REALTY & MANAGEMENT CO.

Address of Corporation: 1770 MERIDIAN AVENUE, SUITE # 107
MIAMI BEACH, FL 33139

Article 2: CAPITAL STOCK: The number of shares which the corporation has authorized to be outstanding at any one time is 100, with a par value of \$1.00.
(PAR VALUE IS NOT REQUIRED).

Article 3: REGISTERED AGENT: RUTH KLEIN

REGISTERED OFFICE: 1760 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

* I am familiar with and hereby accept the duties and responsibilities as Registered Agent for said corporation.

06 / 23 / 98
Date


Signature of Registered Agent

Article 4: The Board of Directors are: (Board of Directors is NOT REQUIRED).
First listed is President, second is Vice President, then Secretary/Treasurer.

- 1.
- 2.
- 3.

Article 5: The NAME and ADDRESS of the INCORPORATOR is:

RUTH KLEIN
1760 JEFFERSON AVENUE
MIAMI BEACH, FL 33139

In witness whereof, I have subscribed my name:


Signature of Incorporator

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Prepared by: Ace Industries, Inc., 54 NW 11th Street, Miami, FL 33136, (305) 358-2571