

Division of Corporations

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P99 000038693**Florida Department of State**

Division of Corporations

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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : ROBERT N. ALLEN, JR., P.A.
Account Number : 073324000622
Phone : (305) 372-3300
Fax Number : (305) 379-7018

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.**The Ritz Realty Group, Inc.**

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422 4/28/99

FAX AUDIT NUMBER H99000010071

ARTICLES OF INCORPORATION
OF

The Ritz Realty Group, Inc.

The undersigned incorporator, for the purpose of forming a corporation for profit under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is The Ritz Realty Group, Inc., (the "Corporation").

ARTICLE II

The Corporation is organized for the purpose of transacting any and all lawful business for which corporations may be formed under the Florida Business Corporation Act, and all amendments and supplements thereto, or any law enacted to take the place thereof (collectively, the "Act").

ARTICLE III

The Corporation is authorized to issue Ten Thousand (10,000) shares of common stock, with a par value of \$1.00 per share.

ARTICLE IV

The address of the principal office of the Corporation, and its mailing address, is 601 Brickell Key Drive, Suite 805, Miami, Florida 33131.

Preparer:

Robert N. Allen, Esq.
Allen & Galego**(see fictitious name filing for registered agent)
601 Brickell Key Drive, Suite 805
Miami, Florida 33131
Ph. (305) 372-3300
FL BAR NO. 0329576

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ARTICLE V

The street address of the Corporation's initial registered office is 601 Brickell Key Drive, Suite 805, Miami, Florida 33131 and the name of the initial registered agent at such office is the law office of Allen & Galego.

ARTICLE VI

The Corporation shall indemnify, and advance expenses to, to the fullest extent authorized or permitted by the Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was a director or officer of the Corporation or is or was serving at the request of the Corporation as a director or officer of another corporation. Unless otherwise expressly prohibited by the Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an employee or agent of the Corporation, or is or was serving at the request of the Corporation as an employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Except for any person who is or was a director or officer of the Corporation, or any person who is or was serving at the request of the Corporation as a director or officer of another corporation, no employee or agent of the Corporation may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE VII

The name and address of the incorporator of the Corporation is Robert N. Allen, Jr., Allen & Galego, 601 Brickell Key Drive, Suite 805, Miami, Florida 33131.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation as of the 28th day of April, 1999.


Robert N. Allen, Jr.
Incorporator

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FAX AUDIT NUMBER H99000010071**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for The Ritz Realty Group, Inc., at the place designated in the articles of incorporation: (i) I agree to act in this capacity; (ii) I agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties; and (iii) I accept the duties and obligations of acting as registered agent pursuant to Section 607.0505 of the Florida Business Corporation Act.


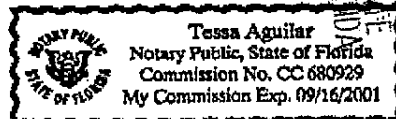
Dated as of the 28th day of April, 1999.

Allen & Galego

BY:


Robert N. Allen, Jr.
President

The foregoing instrument was acknowledged before me on this 28th day of April, 1999 by Robert N. Allen, Jr. to me personally known and who have taken the oath.


Notary Public, State of FloridaTessa Aguilar
(Print Name)My Commission Expires: 9/16/2001Dated as of the 28th day of April, 1999.FAX AUDIT NUMBER H99000010071

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