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Florida Department of State
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

MARIA REAL ESTATE HOLDINGS, INC.

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STATE OF FLORIDA
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**ARTICLES OF INCORPORATION
OF
MARIA REAL ESTATE HOLDINGS, INC.**

ARTICLE I

The name of the corporation is MARIA REAL ESTATE HOLDINGS, INC., (hereinafter called the "Corporation").

ARTICLE II

The address of the principal office and the mailing address of the Corporation is 2121 S.W. 3rd Avenue, Miami, Florida 33129.

ARTICLE III

This Corporation shall have authority to issue One Thousand (1,000) shares of Common Stock having a par value of \$0.01 per share.

ARTICLE IV

The Corporation shall hold a special meeting of shareholders only:

- (1) On call of the Board of Directors or persons authorized to do so by the Corporation's Bylaws; or
- (2) If the holders of not less than 50 percent of the persons entitled to vote on any issue proposed to be considered at the proposed special meeting sign, date, and deliver to the Corporation's secretary one or more written demands for the meeting describing the purpose or purposes for which it is to be held.

ARTICLE V

The street address of the Corporation's initial registered office is 1221 Brickell Avenue, County of Miami-Dade, State of Florida 33131, and the name of its initial registered agent at such office is Harry J. Friedman.

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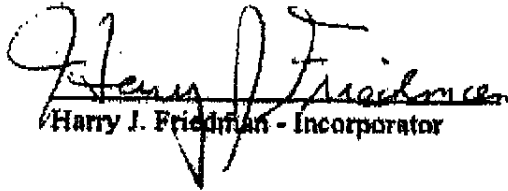
ARTICLE VI

The name of the Incorporator is Harry J. Friedman and the address of the Incorporator is 1221 Brickell Avenue, Miami, Florida 33131.

ARTICLE VII

This Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 4th day of October, 1999.


Harry J. Friedman - Incorporator

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of MARIA REAL ESTATE HOLDINGS, INC., hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes §607.0505.


Harry J. Friedman - Registered Agent

Dated: October 4, 1999

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