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ATTORNEYS AT LAW

THE COLONNADE, SUITE 710
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TELEPHONE (305) 444-7344

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April 27, 2000

FILED
00 APR 28 PM 6:17
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Florida Secretary of State
Division of Corporations
George Firestone Building
409 East Gaines Street
Tallahassee, Florida 32399

BY FEDEX

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-04/28/00-01110-014
*****78.75 *****78.75

Re: Xmas Isle Holdings, Inc.

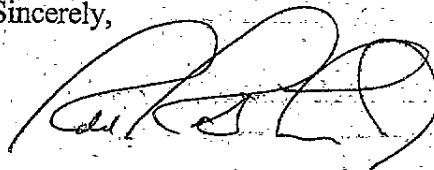
To Whom It May Concern:

Enclosed herein for filing are the Articles of Incorporation of the captioned company. I am hereby requesting a certified copy of the Articles. Also enclosed is my check no. 5059, in the amount of \$78.75, made payable to the Florida Secretary of State, to cover the fees for filing, designation of registered agent and the certified copy.

Please forward the certified copy to me in the enclosed Fedex envelope, which reflects billing to our account.

If you have any questions, please call me.

Sincerely,



Roland R. St. Louis, Jr.

RSL/jlr
Enclosures

ARTICLES OF INCORPORATION
OF
XMAS ISLE HOLDINGS, INC.

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ARTICLE I - NAME AND BUSINESS ADDRESS

The name of this Corporation is Xmas Isle Holdings, Inc. Its principal office and mailing address is 16200 S.W. 200th Street, Miami, Florida 33187.

ARTICLE II - DURATION

The effective date of this Corporation shall be April 28, 2000, and it shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE III - PURPOSE

The purpose of this Corporation is to engage in any activities or business permitted under the Laws of the United States and the State of Florida, including, but not limited to, the ownership, development, operation, leasing, promotion, management and sale of real estate.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$.10 per share.

ARTICLE V - INITIAL
REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation shall be The Colonnade, Suite 710, 2333 Ponce de Leon Boulevard, Coral Gables, Florida 33134, and the initial registered agent of this Corporation at such office shall be Roland R. St. Louis, Jr., who upon accepting this designation agrees to comply with the provisions of Chapters 48 and 607, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one member. The number of director(s) may be increased or decreased from time to time by vote of the Board of Directors, but in no case shall the number of directors be less than one nor more than five. The name and address of the initial director is as follows:

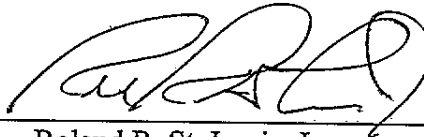
<u>Name</u>	<u>Address</u>
Brenda Y. Webb	16200 S.W. 200 th Street Miami, Florida 33187

To the fullest extent permitted by law, the Corporation shall at all times be authorized to indemnify, defend and save harmless its officers, directors, employees and other agents.

ARTICLE VII - INCORPORATOR

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

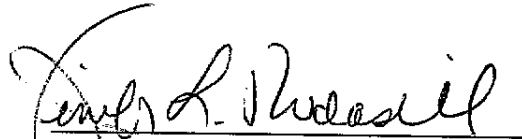
<u>Name</u>	<u>Address</u>
Roland R. St. Louis, Jr.	The Colonnade, Suite 710 2333 Ponce de Leon Boulevard Coral Gables, Florida 33134



Roland R. St. Louis, Jr.,
Incorporator

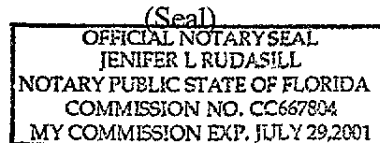
STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI- DADE)

The foregoing Articles of Incorporation of Xmas Isle Holdings, Inc., were acknowledged before me this 27th day of April, 2000, by Roland R. St. Louis, Jr., as Incorporator.



Notary Public, State of Florida

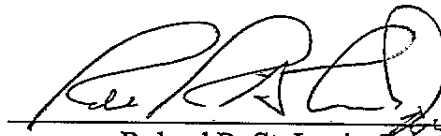
Name: _____
Commission Number: _____
My Commission Expires : _____



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Xmas Isle Holdings, Inc., at the place designated in the Articles of Incorporation, Roland R. St. Louis, Jr., agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open such office.

Date: April 27, 2000.



Roland R. St. Louis, Jr.

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