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ACCOUNT NO. : 072100000032

REFERENCE : 449864 4385680

AUTHORIZATION : *Patricia Pizzi*

COST LIMIT : \$ 78.75

FILED
01 AUG 29 AM 10:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : August 29, 2001

ORDER TIME : 11:38 AM

ORDER NO. : 449864-005

CUSTOMER NO: 4385680

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CUSTOMER: Beatrice Pucci, Secretary
Meland & Russin

Suite 2420
200 S. Biscayne Blvd.
Miami, FL 33131

RECEIVED
01 AUG 29 PM 12:14
DIVISION OF CORPORATION

DOMESTIC FILING

NAME: 72ND STREET LOFTS, INC.

EFFECTIVE DATE: _

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN-STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder - EXT. 1118

EXAMINER'S INITIALS:

PS 8/29/01

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ARTICLES OF INCORPORATION
OF
72nd Street Lofts, Inc.

01 AUG 29 AM 10:13

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - Name

The name of the corporation is 72nd Street Lofts, Inc. (the "Corporation").

ARTICLE II - Purpose

The Corporation is organized for the purposes of transacting any or all lawful business for which corporations may be organized under the laws of the United States and the laws of the State of Florida.

ARTICLE III - Capital Stock

The Corporation is authorized to issue 10,000 shares of US \$.01 par value common stock. The Board of Directors may authorized the issuance of such stock to such persons upon such terms and for such consideration in cash, property or services as the Board of Directors may determine and as may be allowed by law. The just valuation of such property or services shall be fixed by the Board of Directors. All such stock when issued shall be fully paid and exempt from assessment.

ARTICLE IV - Initial Registered Office and Agent

The name of the initial registered agent of the Corporation and the street address of the registered office of this Corporation is:

Mark S. Meland, Esq.
Meland & Russin, P.A.
2420 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

ARTICLE V - Corporate Mailing Address

The principal office and mailing address of the Corporation is:

2420 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

ARTICLE VI - Incorporator

The name and address of the Incorporator of the Corporation is as follows:

Name

Address

Mark S. Meland, Esq.

Meland & Russin, P.A.
2420 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131

ARTICLE VII - Powers

The Corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE VIII - Indemnification

The Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent permitted by law in existence either now or hereafter.

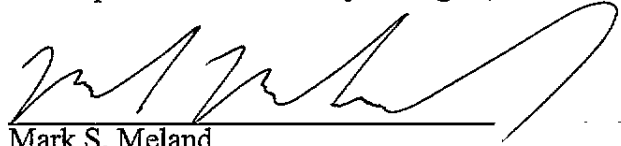
ARTICLE IX - Fiscal Year

The fiscal year of this Corporation shall be the calendar year, unless otherwise established by the Board of Directors.

ARTICLE X - Duration

The duration of the Corporation is perpetual, unless sooner liquidated or dissolved in accordance with law.

The undersigned has executed these Articles of Incorporation this 28th day of August, 2000.



Mark S. Meland
Incorporator

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

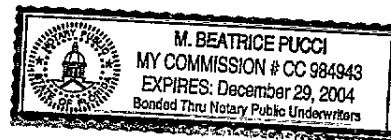
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01 AUG 28 AM 10:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BEFORE ME, the undersigned authority, personally appeared Mark S. Meland, who is personally known to me and who, after being duly sworn, did freely and voluntarily acknowledge that, according to law, he made and subscribed the foregoing Articles of Incorporation 72nd Street Lofts, Inc.

IN WITNESS WHEREOF, I have set my hand and affixed my seal of office to this document this 28th day of August, 2001

M. Beatrice Pucci
Notary Public, State of Florida
At Large
Print Name:
Commission No.

My commission expires:



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for 72nd Street Lofts, Inc. at the place designated in the Articles of Incorporation, Mark S. Meland, agrees to act in this capacity, and agrees to comply with the provisions of Section 607.0501(3), Fla. Stat. (1990), relative to keeping open such office until such time as it shall notify the Corporation of its resignation.

Dated this ____ day of August, 2001.

By: [Signature]
Mark S. Meland

corpdocs\art.inc