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To: Division of Corporations
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From: Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850)521-1000
Fax Number : (850)558-1575

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FOREIGN PROFIT/NONPROFIT CORPORATION

LAKESIDE MANOR APARTMENTS, INC.

Certificate of Status	0
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Y. Burch March 22 2006

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APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. Lakeside Manor Apartments, Inc. (Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. New York (State or country under the law of which it is incorporated) 3. 11-2758112 (FEI number, if applicable)

4. August 15, 1985 (Date of incorporation) 5. Perpetual (Duration: Year corp. will cease to exist or "perpetual")

6. (Date first transacted business in Florida, if prior to registration) (SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 366 Lakeshore Blvd Massapequa Park NY 11762-3007 (Principal office address)

Same (Current mailing address)

8. Ownership of real property (Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporation Service Company

Office Address: 1201 Hays Street

Tallahassee, Florida 32301 (City) (Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

By: [Signature] Corporation Service Company Brian Courtney Asst. V. Pres. (Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and business addresses of officers and/or directors:

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A. DIRECTORS

Chairman: Paul Borenstein

Address: 5530 Grand Palm Circle, Delray Beach, FL 33484-1368

Vice Chairman: William Cohn

Address: 330 Old Country Road, PO Box 31, Mineola, NY 11501

Director: Mark A. Borenstein

Address: 300 S. Grand Avenue, Suite 2750, Los Angeles, CA 90071

Director: _____

Address: _____

B. OFFICERS

President: Paul Borenstein

Address: 5530 Grand Palm Circle, Delray Beach, FL 33484-1368

Vice President: William Cohn

Address: 330 Old Country Road, PO Box 31, Mineola, NY 11501

Secretary: Dea Peterson

Address: 366 Lakeshore Blvd., Massapequa Park NY 11762-3007

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. _____

(Signature of Director or Officer listed in number 12 of the application)

14. Mark A. Borenstein, Director

(Typed or printed name and capacity of person signing application)

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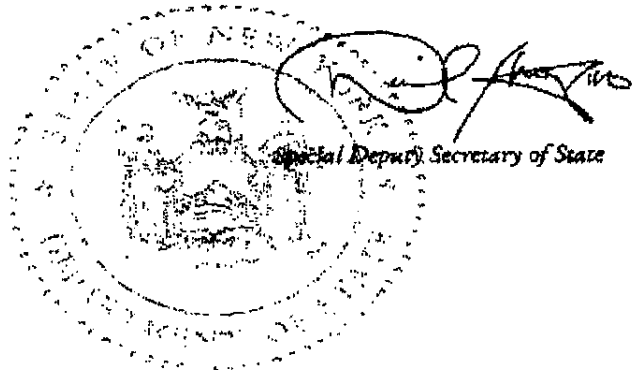
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**State of New York
Department of State } ss:**

I hereby certify, that the Certificate of Incorporation of LAKESIDE MANOR APARTMENTS, INC. was filed on 08/15/1965, with perpetual duration, and that a diligent examination has been made of the Corporate index for documents filed with this Department for a certificate, order, or record of a dissolution, and upon such examination, no such certificate, order or record has been found, and that so far as indicated by the records of this Department, such corporation is an existing corporation.

*WITNESS my hand and the official seal
of the Department of State at the City of
Albany, this 08th day of March two
thousand and six.*



Special Deputy Secretary of State

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