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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : RITTER, RITTER & ZARETSKY
Account Number : I20010000015
Phone : (305) 372-0933
Fax Number : (305) 372-0836

FLORIDA NON-PROFIT CORPORATION

Sandy Lane Master Association, Inc.

| | |
|-----------------------|---------|
| Certificate of Status | 1 |
| Certified Copy | 1 |
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S., (Not for Profit)

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ARTICLE I NAME

The name of the corporation shall be:

SANDY LANE MASTER ASSOCIATION, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

c/o The Chetrit Group, LLC
404 Fifth Avenue, 4th Floor
New York, New York 10018

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

To maintain property located at 2399 Collins Avenue, Miami Beach, Florida and to fulfill its obligations under the Articles of Incorporation and the Declaration of Protective Covenants encumbering the property.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

Elected annually

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

Juda Chetrit, 404 Fifth Avenue, Suite 400
New York, New York 10018

President

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ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

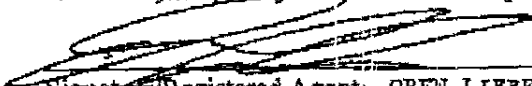
Oren Lieber, Esquire
c/o Ritter, Ritter & Zaretsky, LLP
555 N. E. 15 Street, Suite 100
Miami, Florida 33132

ARTICLE VII INCORPORATOR

The name and address of the incorporator is:

Oren Lieber, Esquire
c/o Ritter, Ritter & Zaretsky, LLP
555 N. E. 15 Street, Suite 100, Miami, Florida 33132

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Signature/Registered Agent: OREN LIEBER

September 8, 2004
Date

Signature/Incorporator

September 8, 2004
Date