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Florida Department of State  
Division of Corporations  
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To:


Division of Corporations  
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 541-3694  
Fax Number : (305) 541-3770

**FLORIDA PROFIT CORPORATION OR P.A.**

**SANDY PINES JV, INC.**

Certificate of Status	0
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Page Count	05
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ARTICLES OF INCORPORATION

-of-

SANDY PINES JV, INC.

ARTICLE I - Name

The name of this corporation is SANDY PINES JV, INC.

ARTICLE II - Duration

This corporation shall exist in perpetuity.

ARTICLE III - Purpose

This corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and Florida.

ARTICLE IV - Capital Stock

This corporation is authorized to issue 1,000 shares of \$1.00 par value common stock, which shall be designated "Common Shares".

ARTICLE V - Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 4000 Hollywood Blvd., Suite 350-N, Hollywood, Florida 33021 and the name of the initial registered agent of this corporation at that address is: Jeffrey Feinberg.

ARTICLE VI - Principal Place of Business

The principal place of business of this corporation shall be:

1840 Chucunantah Road  
Miami, FL 33133

Jeffrey Feinberg, Esquire  
FBN# 275700  
4000 Hollywood Blvd., Suite 350-N  
Hollywood, FL 33021

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ARTICLE VII - Initial Board of Directors

This corporation shall have three (3) Directors initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one (1). The name and address of the initial directors of this corporation are:

Randy Herscovici  
1840 Chucunantah Road  
Miami, FL 33133

Fred Odio  
25158 S.W. 124th Court  
Miami, FL 33032

Ed Narango  
5009 S.W. 71st Place  
Miami, FL 33155

ARTICLE VIII - Incorporator

The name and address of the person signing these articles is: Jeffrey Feinberg, Esquire,  
4000 Hollywood Blvd., Suite 350-N, Hollywood, Florida 33021.

ARTICLE IX - By-Laws

The power to adopt, alter, amend or repeal By-laws be vested in the Board of Directors.

ARTICLE X - Powers

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

ARTICLE XI - Indemnification

This corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

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ARTICLE XII - Amendment

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 18th day of April, 2000.



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JEFFREY FEINBERG

STATE OF FLORIDA )

COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, personally appeared Jeffrey Feinberg to me well known and known to me to be the individual described in and who executed the foregoing instrument as subscriber thereto.

WITNESS my hand and official seal this 18th day of April, 2000.



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NOTARY PUBLIC

My Commission Expires:



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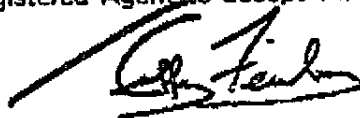
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DESIGNATION OF REGISTERED AGENT

(ATTACHED TO ARTICLES OF INCORPORATION AND MADE A PART THEREOF)

Pursuant to Chapter 48.091 and 607.034, Florida Statutes, the following is submitted in compliance with said Acts and made a part of the Articles of Incorporation of said corporation, to which this document is attached:

THAT, The name of this corporation is SANDY PINES JV. INC., desiring to organize under the laws of the State of Florida, with its registered office as indicated in the Articles of Incorporation, in the City of Miami, County of Miami-Dade, State of Florida, has named Jeffrey Feinberg, Esquire, located at 4000 Hollywood Blvd., Suite 350-N, Hollywood, County of Broward, State of Florida, as its Registered Agent to accept service of process within this State.



Jeffrey Feinberg  
Resident Agent

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