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Erik V. Korzilius
Attorney at Law

Real Estate Law
Business Law

Title Insurance
Wills - Trusts - Estate Planning

Environmental Law
Corporate Law

Bruce P. Korzilius
Special Consultant
(Not a Member of the Florida Bar)

March 22, 2000

SENT VIA OVERNIGHT COURIER

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

700003211467--3.
-04/17/00-01127-010
*****78.75 *****78.75..

SUBJECT: SUN CONDOS, INC.

Enclosed is an original and one (1) copy of the articles of incorporation, an original certificate designating registered agent and registered office, and a check for:

Filing Fee & Certificate - \$78.75

FROM: Franz Peuker
4341 Oak View Drive
Sarasota, Florida 34232
(941) 377-9229

RECEIVED
MAR 17 PM 2:01
TALLAHASSEE, FLORIDA

Please return the filed Articles and Certificate of Status in the **REUSABLE** overnight courier packet with the enclosed pre-addressed label.

Sincerely,

Erik V. Korzilius

Enclosures

4/20

ARTICLES OF INCORPORATION

OF

SUN CONDOS INC.

FILED
FEB 17 PM 2:01
TALLAHASSEE, FLORIDA

In compliance with the requirements of *Florida Statutes* Chapter 607, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of the corporation ("Corporation") is SUN CONDOS INC.

ARTICLE II

The existence of the corporation shall begin upon the filing of these Articles with the Florida Department of State.

ARTICLE III

The street address of the principal office of the Corporation is 4341 Oak View Drive, Sarasota, Florida 34232.

ARTICLE IV

The maximum number of shares this Corporation is authorized to issue is 10,000,000, all of which shall be Common Shares. All Common Shares shall be identical with each other in every respect and the holders of Common Shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

ARTICLE V

The initial street address of the Corporation's registered office is 4341 Oak View Drive, Sarasota, Florida 34232. The initial registered agent for the Corporation at that address is FRANZ PEUKER.

ARTICLE VI

The initial board of directors shall consist of four (4) members. The name and addresses of the persons who will serve on the initial board of directors is:

Name	Address
Franz Peuker	4341 Oak View Drive, Sarasota, Florida 34232

ARTICLE VII

The name and street address of the person signing these articles of incorporation is:

Name	Address
Franz Peuker	4341 Oak View Drive, Sarasota, Florida 34232

ARTICLE VIII

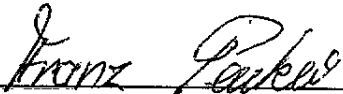
The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 23 day of March, 2000.


Name: FRANZ PEUKER

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for SUN CONDOS INC., at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to *Florida Statutes* §607.0501(3).


Name: FRANZ PEUKER
Date: March 23, 2000

FILED
MAR 17 PM 2:01
CLERK OF CIRCUIT COURT
JUDICIAL CIRCUIT IN AND FOR
THE COUNTY OF DADE, FLORIDA