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Florida Department of State

Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

SUNNYSIDE APARTMENTS, INC.

Certificate of Status	0
Certified Copy	1
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ARTICLES OF INCORPORATION
OF
SUNNYSIDE APARTMENTS, INC.

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

SUNNYSIDE APARTMENTS, INC.

ARTICLE II PRINCIPAL OFFICE

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

15001 N.E. 6TH AVENUE
NORTH MIAMI BEACH, FLORIDA 33163

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000.00 shares of One (\$1.00) Dollar par value each.

ARTICLE IV INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

ELVIS RAMON
15001 N.E. 6TH AVENUE
NORTH MIAMI BEACH, FLORIDA 33163

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ARTICLE V INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) Directors initially. The number of Directors may be increased or diminished from time to time by the By-laws but shall never be less than one (1). The names and addresses of the initial Directors of this corporation are:

ELVIS RAMON
15001 N.E. 6TH AVENUE
NORTH MIAMI BEACH, FLORIDA 33163

SANDRA M. RAMON
15001 N.E. 6TH AVENUE
NORTH MIAMI BEACH, FLORIDA 33163

ARTICLE VI INITIAL OFFICERS

The names and street addresses of the initial officers of this corporation are:

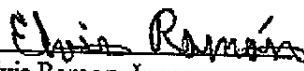
ELVIS RAMON - President and Secretary
SANDRA M. RAMON - Vice President and Treasurer

ARTICLE VII INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

ELVIS RAMON
5001 N.E. 6th Avenue
North Miami Beach, Florida 33163

The undersigned has executed these Articles of Incorporation this 21st day of November, 2000.


Elvis Ramon, Incorporator

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CERTIFICATE OF DESIGNATION
REGISTERED AGENT / REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

SUNNYSIDE APARTMENTS, INC.

2. The name and address of the registered agent and office is:

Elvis Ramon
15001 N.E. 6th Avenue
North Miami Beach, Florida 33163

Signature Elvis Ramon
Elvis Ramon, President
Date: November 21st, 2000

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Signature Elvis Ramon
Elvis Ramon, Registered Agent
Date: November 21st, 2000.

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