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Florida Department of State
Division of Corporations
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To:
Division of Corporations
Fax Number : (850) 205-0381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

FLORIDA PROFIT CORPORATION OR P.A.

Villas 1216 Corp.

Certificate of Status	1
Certified Copy	0
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TALLAHASSEE, FLORIDA

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B. McKnight AUG 17 2001

ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Villas 1216 Corp.

Article II. Address

The Corporation's mailing address is:
Villas 1216 Corp.
1216 N.E. 18th Avenue
Fort Lauderdale FL 33338

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
WermuthLaw P.A.
8300 NW 53 Street
Suite 308
Miami FL 33166-7846

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Patrick Zerbib

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Craig Weissberg | FL Bar Member 097594
Wermuth Law P.A.
8300 NW 53 Street
Suite 308
Miami FL 33166-7846
305-715-7157
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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Craig Weissberg
Wermuth Law P.A.
8300 NW 53 Street
Suite 308
Miami FL 33166-7846

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on August 17, 2001.

The undersigned incorporator executed these Articles of Incorporation on August 17, 2001.



CRAIG WEISSBERG

by S. T. Samuel as attorney-in-fact

Craig Weissberg | FL Bar Member 097594
Wermuth Law P.A.
8300 NW 53 Street
Suite 308
Miami FL 33166-7846
305-715-7157
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

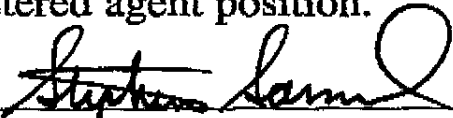
CORPORATION:

Villas 1216 Corp.

REGISTERED AGENT/OFFICE:

WermuthLaw P.A.
8300 NW 53 Street
Suite 308
Miami FL 33166-7846

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



WERMUTHLAW P.A.

Craig Weissberg

by S. T. Samuel as attorney-in-fact

Date: August 17, 2001

Craig Weissberg | FL Bar Member 097594

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