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FLORIDA PROFIT CORPORATION OR P.A.
LAKE LUCERNE COMMUNITY DEVELOPMENT, INC.

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**ARTICLES OF INCORPORATION
OF
LAKE LUCERNE COMMUNITY DEVELOPMENT, INC.**

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**ARTICLE I
NAME**

The name of the corporation is LAKE LUCERNE COMMUNITY DEVELOPMENT, INC. (hereinafter referred to as the "Corporation").

**ARTICLE II
PRINCIPAL OFFICE**

The principal office of the Corporation is 180 Northwest 139th Street, Miami, Florida 33168, or in any other city in the State of Florida designated by the Board of Directors from time to time.

**ARTICLE III
PURPOSE**

The purpose of the Corporation is to engage in any lawful act or activity for which corporations may be organized under the laws of the State of Florida, and the Corporation shall have all of the powers conferred upon corporations organized under the laws of the State of Florida to carry out such purpose.

Specifically, the Corporation's primary mission is to serve as General Partner of, and thereby promote the mission and activities of, Lake Lucerne Community Development Partners, LP. The mission of Lake Lucerne Community Development Partners, LP is to provide investment capital for the Lake Lucerne, Miami-Dade County, Florida Census Tract (No. 100.01), a low-income community as defined in Section 45D(e)(1) of the Internal Revenue Code. More than 60 percent of the Lake Lucerne Community Development Partners, LP's activities will be directed to investing equity in or providing loans to support commercial properties that are located in the Lake Lucerne, Miami-Dade County, Florida Census Tract, and investing equity or providing loans to businesses that are located within Lake Lucerne, Miami-Dade County, Florida Census Tract.

**ARTICLE IV
REGISTERED AGENT**

The name of the Corporation's registered agent in the State of Florida is Anthony A. Rolle, 180 Northwest 139th Street, Miami, Florida 33168.

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**ARTICLE V
INCORPORATOR**

The name and address of the Incorporator of the Corporation is: Alan Lederman, 201 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

**ARTICLE VI
TERM**

The Corporation shall have perpetual existence.

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**ARTICLE VII
CAPITAL STOCK**

The Corporation is authorized to issue 10,000 shares of common stock, par value \$.01 per share.

**ARTICLE VIII
INDEMNIFICATION**

The Corporation shall indemnify any director or officer to the fullest extent permitted by Florida Law.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on this 19th day of July, 2002.



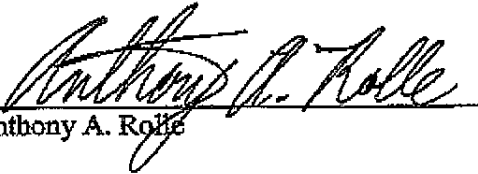
Alan Lederman, Incorporator

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ACCEPTANCE OF APPOINTMENT
OF
REGISTERED AGENT
OF
LAKE LUCERNE COMMUNITY DEVELOPMENT, INC.

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.


Anthony A. Rolle

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