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Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

SANTA BARBARA TOWNHOMES, INC.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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ARTICLES OF INCORPORATION
OF

SANTA BARBARA TOWNHOMES, INC.

ARTICLE I

NAME

The name of this corporation shall be:

SANTA BARBARA TOWNHOMES, INC.

ARTICLE II

PRINCIPAL OFFICE

The initial principal office of this corporation shall be:

**7975 N.W. 154th Street, Suite #400
Miami Lakes, Florida 33016**

ARTICLE III

CAPITAL STOCK

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

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ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is One East Broward Boulevard, Suite #1501, Fort Lauderdale, Florida 33301, and the initial registered agent of this corporation at that address is Peter M. Hodkin.

ARTICLE V

INITIAL BOARD OF DIRECTORS

This corporation shall have two Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws but there shall never be less than two directors. The names and addresses of the initial Directors of this corporation are:

Anthony Mijares, Jr.

7975 NW 154th Street, Suite #400
Miami Lakes, Florida 33016

Silvio Cardoso

7975 NW 154th Street, suite #400
Miami Lakes, Florida 33016

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ARTICLE VI
INCORPORATOR

The name and address of the person signing these Articles is Peter M. Hodkin, One East Broward Boulevard, Suite #1501, Fort Lauderdale, Florida 33301.

ARTICLE VII
INDEMNIFICATION

The corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 30th day of October, 2002.


PETER M. HODKIN

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE COMPLETE DISCHARGE OF ITS DUTIES.

DATED THIS 30th DAY OF OCTOBER, 2002.

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PETER M. HODKIN

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized in the county and state set forth above, personally appeared PETER M. HODKIN, known to me and known by me to be the person who, as Incorporator, executed the foregoing Articles of Incorporation of SANTA BARBARA TOWNHOMES, INC., and he acknowledged before me that he executed those Articles of Incorporation. He is personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid this 30th day of October, 2002.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

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