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Division of Corporations

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TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

SUNNY ISLES PROPERTY INVESTMENT, INC.

Certificate of Status	0
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ARTICLES OF INCORPORATION

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

ARTICLE I NAME

The name of the corporation shall be:

SUNNY ISLES PROPERTY INVESTMENT, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business/mailling address is:

1000 Corporate Drive, Suite 310
Fort Lauderdale, FL 33334**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is:

Ownership of real property

ARTICLE IV SHARES

The number of shares of stock is:

10,000 shares of Common Stock

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

List name(s), address(es) and specific title(s):

Leon Brenner President and Director
9401 Wilshire Boulevard, Suite 900, Beverly Hills, CA 90212Peter Henman-Lawler Vice-President, Secretary, Chief Financial Officer and Director
9401 Wilshire Boulevard, Suite 900, Beverly Hills, CA 90212**ARTICLE VI REGISTERED AGENT**

The name and Florida street address of the registered agent is:

Florida Filing & Search Services, Inc.
1333 North Duval
Tallahassee, FL 32303**ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

Mary Pat Curran
Ervin, Cohen & Jessup LLP
9401 Wilshire Boulevard, Ninth Floor
Beverly Hills, CA 90212

 Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

R. D. Hodge, President
 Signature/Registered Agent

12/31/03
 Date

Mary Pat Curran
 Signature/Incorporator

12/30/2003
 Date

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