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FLORIDA PROFIT CORPORATION OR P.A.

LOWELL AT GRANADA ESTATES, INC.

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**ARTICLES OF INCORPORATION
OF
LOWELL AT GRANADA ESTATES, INC.**

ARTICLE I

The name of the corporation is LOWELL AT GRANADA ESTATES, INC., (the "Corporation").

ARTICLE II

The address of the principal office and the mailing address of the Corporation is 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130.

ARTICLE III

This Corporation shall have authority to issue One Thousand (1,000) shares of Common Capital Stock having a par value of \$0.01 per share.

ARTICLE IV

The Corporation shall hold a special meeting of shareholders only:

- (1) On call of the Board of Directors or persons authorized to do so by the Corporation's Bylaws; or
- (2) If the holders of not less than 50 percent of all votes entitled to be cast on any issue proposed to be considered at the proposed special meeting sign, date, and deliver to the Corporation's secretary one or more written demands for the meeting describing the purpose or purposes for which it is to be held.

ARTICLE V

The street address of the Corporation's initial registered office is 80 S.W. 8th Street, Suite 1870, City of Miami, County of Miami-Dade, State of Florida 33130 and the name of its initial registered agent at such office is S. Lawrence Kahn, III.

ARTICLE VI

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's Bylaws. The number of directors constituting the initial Board of Directors is one (1), and the name and address of the member of the initial Board of Directors, who is to serve as the Corporation's director until successors are duly elected and qualified is:

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S. Lawrence Kahn, III
80 S.W. 8th Street
Suite 1870
Miami, Florida 33130

ARTICLE VII

The name of the Incorporator is Joel Goldman and the address of the Incorporator is 1221 Brickell Avenue, 18th Floor, Miami, Florida 33130.

ARTICLE VIII


This Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 10th day of February, 2004.


Joel Goldman, Incorporator

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of LOWELL AT GRANADA ESTATES, INC. hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes §607.0505.


S. Lawrence Kahn, III
Agent for the Registered Agent

Dated: February 10, 2004

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CLERK OF THE CIRCUIT COURT