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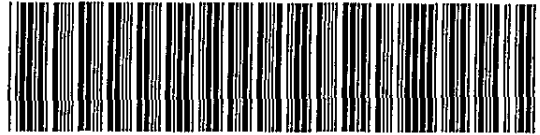
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M. KEITH MARSHALL
Attorney at Law
Bank of America Building-Suite 300
18305 Biscayne Boulevard
Aventura, FL 33160
(305) 935-0496; Fax: (305) 935-9542

September 27, 2004

Florida Dept. of State
Division of Corporations
Att: New Filings
P.O. BOX 6327
409 East Gaines Street
Tallahassee, Florida 32314

Re: Articles of Incorporation
of

WINTHROP STREET HOLDING, INC.

Dear Sir or Madam:

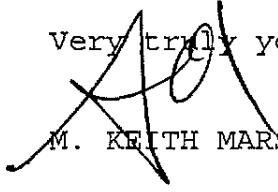
Enclosed please find the Articles of Incorporation for the above corporation and Designation of Registered Office and Registered Agent.

Also enclosed is our check in the amount of \$78.75 for the original and a conformed copy.

A self-addressed envelope is enclosed for your convenience.

Thank you for your usual prompt assistance in this matter.

Very truly yours,


M. KEITH MARSHALL

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DIVISION OF CORPORATIONS
RECEIVED

ARTICLES OF INCORPORATION

OF

WINTHROP STREET HOLDINGS, INC.

THE UNDERSIGNED SUBSCRIBER TO THESE ARTICLES OF INCORPORATION, COMPETENT AS AN INCORPORATOR PURSUANT TO THE PROVISIONS OF SECTION 607.0201 FLORIDA STATUTES, DESIRING TO ASSOCIATE FOR THE PURPOSE OF FORMING A CORPORATION, PURSUANT TO CHAPTER 607, FLORIDA GENERAL CORPORATION ACT, AND PURSUANT TO THE PROVISIONS OF THE STATUTES OF THE STATE OF FLORIDA PROVIDING FOR THE FORMATION, LIABILITIES, PRIVILEGES AND IMMUNITIES OF A CORPORATION FOR PROFIT, DOES HEREBY CERTIFY AS FOLLOWS:

ARTICLE I. NAME OF CORPORATION

The name of the Corporation is, and shall be:

WINTHROP STREET HOLDINGS, INC.

ARTICLE II. PRINCIPAL OFFICE

The principal office and place of business of the corporation shall be at 1000 Island Boulevard, Unit 2510, Aventura, Florida 33160, with the privilege of having additional offices at other places within or without of the State of Florida, and within or without the United States of America.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of capital stock that this Corporation is authorized to have outstanding at any one time shall be 1000 shares of common stock at \$.10 par value. There shall be only one class of shares.

ARTICLE IV. PREEMPTIVE RIGHTS OF STOCKHOLDERS

Every stockholder upon the sale for cash of any new stock, shall have the right to purchase his/her prorata share thereof, at the price at which it is offered to others.

ARTICLE V. INCORPORATOR

The name and address of each incorporator is as follows:

NAME OF INCORPORATOR

ADDRESS

JOHANNA FIRESTONE

1000 Island Boulevard -Unit 2510
Aventura, Florida 33160

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ARTICLE VI. REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be at 1000 Island Boulevard, Unit 2510, Aventura, Florida 33160, and the registered agent at such address shall be JOHANNA FIRESTONE.

ARTICLE VII. GENERAL PURPOSE OF CORPORATION

The general proposes for which this Corporation is being the investment in, purchase and sale of real property, as well as the making of improvements to real property for investment and resale, all activities related thereto and also to conduct such other lawful business for which corporations may be organized to transact under Chapter 607, Florida General Corporation Act.

ARTICLE VIII. INITIAL BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of the number of Directors serving on the initial Board of Directors. The number of Directors of the Corporation may be changed from the number of Directors serving on the initial Board of Directors at any time by affirmative vote of a majority of the stockholders. The number of directors constituting the initial board of Directors shall be one (1) and the name and address of each person who is to serve as a member thereof, is as follows:

<u>NAME</u>	<u>ADDRESS</u>
JOHANNA FIRESTONE	1000 Island Boulevard Unit 2510 Aventura, Florida 33160

ARTICLE IX. REMOVAL OF DIRECTORS

Any or all Directors may be removed in accordance with the provisions of Section 607.0808, Florida Statutes.

ARTICLE X. EXECUTIVE COMMITTEES

The Board of Directors, by Resolution, adopted by a majority of the full Board of Directors, may designate from among its members, an executive committee, and one or more committees, each of which to the extent provided in such Resolution, shall have and may exercise all of the authority of the Board of Directors, except such acts set forth in Section 607.0825, FL. Stat.

ARTICLE XI. ACTION BY DIRECTORS WITHOUT A MEETING

Any action which may be taken at a meeting of the Directors or a committee thereof, may be taken without a meeting, provided that a consent

in writing setting forth the action so to be taken, signed by all of the Directors of all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board of Directors or of the committee. Such consent shall have the same effect as a unanimous vote.

ARTICLE XII. AMENDMENT OF ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended at any time in accordance with the provisions of Section 607.1002 Florida Statutes.

ARTICLE XIII. GENERAL POWERS

This Corporation shall have all powers which a Corporation of this nature, under the laws of the State of Florida, may legally exercise, including, but not limited to, all of those powers enumerated and set forth in Section 607.0302, Florida Statutes.

ARTICLE XIV. OFFICERS

The officers of this Corporation shall consist of a President and Secretary, each of whom shall be elected by the Board of Directors in the manner and at the time prescribed in the By-Laws of this Corporation. Such other officers and assistant officers and agents as may be deemed necessary, may be elected or appointed by the Board of Directors or chosen in such other manner as may be prescribed by the By-Laws. Any two or more offices may be held by the same person.

ARTICLE XV. DURATION OF CORPORATE EXISTENCE

The Corporation shall have perpetual existence unless sooner dissolved, according to law; corporate existence shall commence upon the filing of these Articles of Incorporation, by the Department of State.

ARTICLE XVI. INDEMNIFICATION

The Corporation shall indemnify all directors, officers or authorized agents of the Corporation who is a party or is threatened to be made a party to any litigation or legal proceeding, whether civil or criminal, administrative or investigative, arising from the fact that such person is a director, officer or authorized agent of the Corporation, against all expenses, attorney's fees, (including appellate proceedings), judgments, fines and, subject to obtaining the prior written consent of the corporation, amounts paid in settlement as well as costs reasonably incurred by him or her in connection with such litigation or proceeding, unless (a) a court of competent jurisdiction finally determines, after all appeals are exhausted or if such appeal is not pursued by the proposed indemnitee, that he or she did not act in good faith or in a manner he or she reasonably believed to be in the best interests of the Corporation

and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was lawful, and (b) such court also determines specifically that indemnification should be denied under the underlying circumstances giving rise to such proceedings. The termination of any action, suit or proceeding by judgment, order, settlement or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that a person seeking indemnification did not act in good faith and in a manner which he or she reasonably believed to be in the best interest of the corporation, and with respect to any criminal action or proceeding had reasonable cause to believe that his or her conduct was not unlawful.

B. Expenses. To the extent that a director, officer, or agent of the corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in this Article XVI, or in defense of any claim, issue or matter therein, he or she shall be indemnified against all expenses including attorneys' fees actually and reasonably incurred by him or her in connection therewith.

C. Advances. All expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the corporation in advance of the final disposition of such action, suit or proceeding upon receipt of a written undertaking by or on behalf of the proposed indemnitee to repay such amount unless it shall be ultimately determined that such proposed indemnitee is entitled to be indemnified by the corporation as authorized in this Article XVI.

D. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which one seeking indemnification may be entitled under any by-law agreement, corporate resolution, vote of the shareholders or otherwise, and such rights of an indemnitee shall also inure to his or her heirs and personal representatives.

E. Insurance. The corporation shall have the power to purchase and maintain insurance on behalf of any person who is a director, officer, employee, or agent of the corporation, or who is serving, at the request of the corporation, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against liability arising by virtue as his or her acting in such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify such a person directly under this Article XVI.

F. Amendment. Anything to the contrary contained herein notwithstanding, the provisions of the Article XVI may not be amended without the approval in writing of all persons whose interests at the time the amendment is proposed would be adversely affected by such amendment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 27th day of September, 2004.

Johanna Firestone (SEAL)
JOHANNA FIRESTONE

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this 27th day of September, 2004, the
foregoing Articles of Incorporation were acknowledged before me by
JOHANNA FIRESTONE.

David Hostyk
Notary Public

My commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHICH
PROCESS MAY BE SERVED.

Pursuant to Section 617.0202, Florida Statutes, the following is
submitted in compliance with said section:

That WINTHROP STREET HOLDINGS, INC. desiring to organize under the
laws of the State of Florida with its principal office, as indicated in the
articles of incorporation at has named JOHANNA FIRESTONE located at 1000
Island Boulevard, Unit 2510, Aventura, Florida 33160, as its registered
agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated
corporation, at the place designated in this certificate, I hereby accept
and agree to act in this capacity, and agree to comply with the provision
of said Act relative to keeping open said office.


JOHANNA FIRESTONE

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