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(Requestor's Name)

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(City/State/Zip/Phone #)

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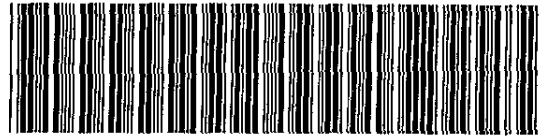
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

[Handwritten signature]

QUINLIVAN APPRAISAL
A PROFESSIONAL ASSOCIATION
REAL ESTATE APPRAISERS & CONSULTANTS
5730 S.W. 74TH STREET, SUITE 300
SOUTH MIAMI, FLORIDA 33143

J. MARK QUINLIVAN, MAI
STATE-CERTIFIED GENERAL APPRAISERS
RZ 0000112

TELEPHONE (305) 663-6611
FAX (305) 665-4921

THOMAS F. MAGENHEIMER, MAI
STATE-CERTIFIED GENERAL APPRAISERS
RZ 0000553

November 30, 2004

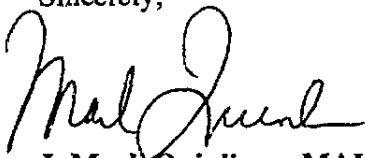
Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Subject: Sadler Square Management, Inc.

Dear Sir/Madam:

Enclosed are an original and one (1) copy of the articles of incorporation and a check for \$70.00 for the filing fee.

Sincerely,



J. Mark Quinlivan, MAI
5730 SW 74th Street, Suite 300
South Miami, Florida 33143
(305) 663-6611 Phone
(305) 665-4921 Fax

JMQ/vw

ARTICLES OF INCORPORATION
OF
SADLER SQUARE MANAGEMENT, INC.

ARTICLE I - NAME

The name of this Corporation shall be Sadler Square Management, Inc.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

5730 SW 74th Street, Suite 300
South Miami, Florida 33143

ARTICLE III - PURPOSE

This Corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida, including real estate leasing and management.

ARTICLE IV - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to use shall be 7,500 shares of One Dollar (\$1.00) par value voting common stock.

ARTICLE V - INITIAL BOARD OF DIRECTORS AND OFFICES

This Corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws but shall never be less than two (2). The names and addresses of the initial directors of this Corporation are:

J. Mark Quinlivan
Director, President and Secretary

5730 SW 74th Street, Suite 300
South Miami, Florida 33143

F. Robert Quinlivan, Jr.
Director, Vice President and Treasurer

5730 SW 74th Street, Suite 300
South Miami, Florida 33143

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ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

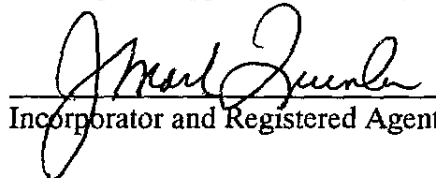
The street address of the initial registered office of this Corporation is 5730 SW 74th Street, Suite 300, South Miami, Florida 33143, and the name of the initial registered agent of this Corporation at that address is J. Mark Quinlivan, Esquire.

ARTICLE VII - INCORPORATOR

The name and address of the person signing these Articles is

J. Mark Quinlivan, Esquire
5730 SW 74th Street, Suite 300
South Miami, Florida 33143

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

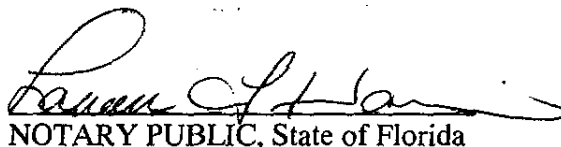

Incorporator and Registered Agent

11/30/04
Date

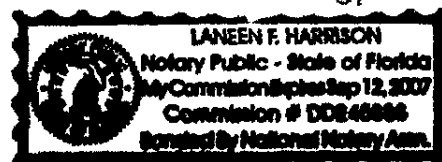
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared J. Mark Quinlivan, Esquire, known to me and known to me by the person who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 30th Day of November, 2004.


NOTARY PUBLIC, State of Florida

My Commission Expires:



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TALLAHASSEE, FLORIDA