

MAY 25 2006 11:45AM
Division of Corporations

GREENBERG TRAURIG

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Florida Department of State
Division of Corporations
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FLORIDA PROFIT/NON PROFIT CORPORATION

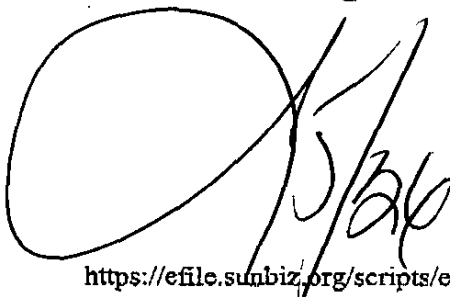
Saint James Condominium Developers GP, Inc.

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STATE OF FLORIDA
ARTICLES OF INCORPORATION
OF
SAINT JAMES CONDOMINIUM DEVELOPERS GP, INC.
(a Florida corporation)

The undersigned, being a natural person of legal age, does hereby desire to form a corporation under the laws of the State of Florida and does hereby adopt the following Articles of Incorporation.

ARTICLE I
NAME

The name of the Corporation shall be SAINT JAMES CONDOMINIUM DEVELOPERS GP, INC. and the business address and location of the Corporation shall be 9999 S.W. 89th Court, Miami, Florida 33176.

ARTICLE II
CORPORATE DURATION

This Corporation shall commence to exist upon the filing of these Articles of Incorporation. The duration of the Corporation is perpetual.

ARTICLE III
GENERAL PURPOSE OF CORPORATION

The general purpose for which the Corporation is organized is the transaction of any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act and to do all and everything necessary, suitable, or proper for the accomplishment of that purpose, the attainment of any objectives, or the exercise of any authority therein set forth, either alone or in conjunction with any other corporation, firm, or individual, and either as principal or agent, and to do every other act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the above-mentioned objects, purposes or authority.

ARTICLE IV
CAPITAL STOCK

The aggregate number of shares for which the Corporation is authorized to issue is 1,000. Such shares shall be of a single class, and shall have a par value of \$.01 per share.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 150 South Pine Island Road, Suite 330, Plantation, Florida 33324 and the name of the initial registered agent of this Corporation at that address is Richard M. Mogerma, Esq.

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ARTICLE VI
INITIAL DIRECTORS

This Corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by Bylaws adopted by the stockholders. The names and address of the initial director of this Corporation shall be:

Bayard Spector
9999 S.W. 89th Court
Miami, FL 33176

ARTICLE VII
INCORPORATOR

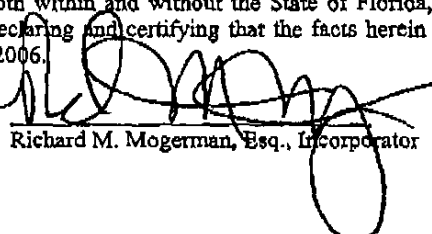
The name and street address of the incorporator to these Articles of Incorporation is as follows:

Richard M. Mogerma, Esq.
150 South Pine Island Road, Suite 330
Plantation, Florida 33324

ARTICLE VIII
AMENDMENT

This Corporation reserves the right to amend, alter, change or repeal any provisions contained in this Certificate of Incorporation in the manner now or hereafter prescribed by statute.

IN WITNESS WHEREOF, the undersigned, being the subscriber to these Articles of Incorporation, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, do make and file this Certificate, hereby declaring and certifying that the facts herein stated are true and hereunto set my hand and seal this 25 day of May, 2006.


Richard M. Mogerma, Esq., Incorporator

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE
SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED
AGENT UPON WHOM PROCESS MAY BE SERVED**

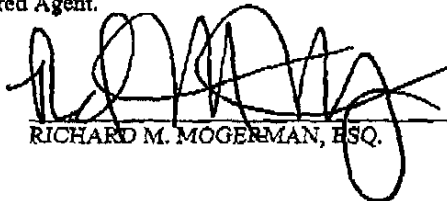
In compliance with Sections 48.091 and 607.0501, Florida Statutes, the following is submitted:

SAINT JAMES CONDOMINIUM DEVELOPERS GP, INC. (the "Corporation") desiring to organize as a domestic for profit corporation or qualify under the laws of the State of Florida has named and designated RICHARD M. MOGERMAN, ESQ. as its Registered Agent to accept service of process within the State of Florida with its registered office located at 150 South Pine Island Road, Suite 330, Plantation, Florida 33324.

ACKNOWLEDGEMENT

Having been named as Registered Agent for the Corporation at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of Section 607.0501, Florida Statutes, as the same may apply to the Corporation; and I further agree to comply with the provisions of Florida Statutes, Section 48.091 and all other statutes, all as the same may apply to the Corporation relating to the proper and complete performance of my duties as Registered Agent.

Dated this 25 day of May, 2006.


RICHARD M. MOGERMAN, ESQ.

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