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PRIORITIZED
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. 072100000032

REFERENCE : 653296 L 137A

AUTHORIZATION :

COST LIMIT : 9

ORDER DATE : August 3, 1995

ORDER TIME : 10:36 AM

ORDER NO. : 653296

CUSTOMER NO: 81137A

CUSTOMER: Rebeca Sanchez-roig, Esq
ZUCKERMAN SPAEDER TAYLOR &
EVANS
Suite 900 Miami Center
200 South Biscayne Boulevard
Miami, FL 33131

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DOMESTIC FILING

NAME: B.Y.T.C. CONCERNED OWNERS'
CORPORATION

X ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

X CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Gail L. Shelby

EXAMINER'S INITIALS:

T. BROWN

AUG - 3 1995

FILED
95 AUG - 3 PM 1:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
B.Y.T.C. CONCERNED OWNERS' CORPORATION

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95 AUG -3 PM 1:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned does hereby make and execute these Articles of Incorporation for the purpose of forming a corporation under the Florida Business Corporation Act:

ARTICLE I

Name

The name of the corporation is:

B.Y.T.C Concerned Owners' Corporation

ARTICLE II

Initial Principal Office

The street address of the initial principal office of the corporation shall be:

7904 West Drive
Suite 901
North Bay Village, Florida 33141

The board of directors of the corporation, or an officer of the corporation acting under the authority of the board of directors, is authorized to change the principal office of the corporation from time to time without amendment to these Articles of Incorporation.

ARTICLE III

Authorized Shares

The aggregate number of shares which the corporation shall have authority to issue is one thousand (1,000) shares of common stock. The par value of each such share shall be \$.01 per share.

ARTICLE IV

Registered Office and Agent

The street address of the corporation's initial registered office is:

7904 West Drive
Suite 603
North Bay Village, Florida 33141

The name of the corporation's initial registered agent at that office is Howard Pitner.

ARTICLE V

Incorporator

The name and address of the incorporator are:

Rebeca Sánchez-Roig
Zuckerman, Spaeder, Taylor & Evans
900 Miami Center
201 South Biscayne Boulevard
Miami, Florida 33131

ARTICLE VI

Purpose and Powers

The corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under the Florida Business Corporation Act and under the laws of any jurisdiction in which the corporation may operate. The corporation shall have all lawful powers necessary or appropriate to conduct such business including, but not limited to, all corporate powers which corporations may have under the Florida Business Corporation Act.

ARTICLE VII

Board of Directors

The number of directors constituting the initial board of directors is 5. Thereafter, the number of directors shall be as provided in the bylaws. The name and address of each individual who is to serve as a member of the initial board of directors are:

Howard Pitner	7904 West Drive North Bay Village, Florida 33141
Heidi P. Kaufman	7904 West Drive North Bay Village, Florida 33141
Jose A. Quinde	7904 West Drive North Bay Village, Florida 33141
Loyda C. Perez	7904 West Drive North Bay Village, Florida 33141
Marti Senderoff	4530 N.W. 198th Street Miami, Florida 33055

ARTICLE VIII

Affiliated Transactions

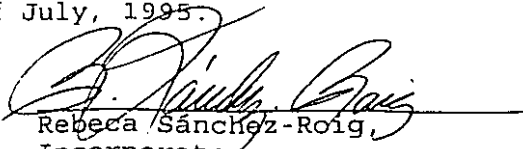
The corporation shall not be governed by Section 607.0901, Florida Statutes.

ARTICLE IX

Control Shares

Section 607.0902, Florida Statutes, does not apply to control-share acquisitions of shares of the corporation.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed this 31st day of July, 1995.


Rebeca Sánchez-Roig
Incorporator

Acceptance By Registered Agent

The undersigned hereby accepts the appointment as registered agent of B.Y.T.C. Concerned Owners' Corporation and agrees to comply with the provisions of the laws of Florida, including section 48.091, Florida Statutes, providing for the keeping open of the registered office for service of process.

The undersigned is familiar with, and accepts, the obligations of the position of registered agent.

Dated: April 15, 1994.

Howard Pitner
Howard Pitner
Registered Agent

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TALLAHASSEE, FLORIDA