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(((H96000005192))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.  
NAME: RENAISSANCE ON THE OCEAN, INC.  
FAX AUDIT NUMBER: H96000005192 CURRENT STATUS: REQUESTED  
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ARTICLES OF INCORPORATION  
OF  
RENAISSANCE ON THE OCEAN, INC.

ARTICLE I - NAME

The name of this corporation is RENAISSANCE ON THE OCEAN, INC.

ARTICLE II - PURPOSE

The corporation shall be authorized to transact all legal business of any nature.

ARTICLE III - CAPITAL STOCK

The capital stock authorized, the par value thereof, and the class of such stock shall be as follows:

Number of Shares Authorized	Par Value Per Share	Class of Stock
1,000	\$1.00	Common

ARTICLE IV - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE V - INITIAL REGISTERED  
OFFICE AND AGENT

The street address of the initial principal and mailing office of this corporation is:

c/o Hollywood Oaks Developers  
5675 S.W. 35th Avenue  
Ft. Lauderdale, FL 33312

This document was prepared by:  
DAVID SHEAR, ESQ. - Fla. Bar No. 300799  
FIELDSTONE LESTER & SHEAR 1  
200 South Biscayne Boulevard  
Suite 2100  
Miami, Florida 33131  
(305) 982-1555

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and the name and address of the initial registered agent of this corporation is:

Name	Address
Gordon Deckelbaum	5675 S.W. 35th Avenue Ft. Lauderdale, FL 33312

#### ARTICLE VI - COMMENCEMENT

This corporation shall commence on the date on which these Articles are filed with the Secretary of State.

#### ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one director 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 one. The names and addresses of the initial directors of this corporation are:

Name	Address
Gordon Deckelbaum	c/o Hollywood Oaks Developers 5675 S.W. 35th Avenue Ft. Lauderdale, FL 33312

#### ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

Name	Address
Gordon Deckelbaum	c/o Hollywood Oaks Developers 5675 S.W. 35th Avenue Ft. Lauderdale, FL 33312

#### ARTICLE IX - BY-LAWS

The power to alter, amend or repeal By-Laws shall be vested in the Board of Directors and the shareholders.

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#### ARTICLE X - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the fullest extent permitted by law.

#### ARTICLE XI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 8th day of APRIL, 1996.

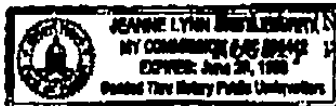
Gordon Deckelbaum  
Incorporator

STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF DADE )

BEFORE ME, the undersigned authority, authorized to take acknowledgments in the State and County set forth above, personally appeared Gordon Deckelbaum, who is known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 8 day of APRIL, 1996.

Jeanne Lynn Smith  
Signature



Notarial Seal:

(Notary's Name)  
Public, State of Florida

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CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is:

RENAISSANCE ON THE OCEAN, INC.

2. The name and address of the registered agent and office in:

Gordon Deckelbaum  
5675 S.W. 35th Avenue  
Ft. Lauderdale, FL 33312

  
Gordon Deckelbaum

Title: Incorporator

Date: April 8, 1996

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TALLAHASSEE, FLORIDA

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
Gordon Deckelbaum

Date: April 8, 1996

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