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TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
409 EAST GAINES STREET
TALLAHASSEE, FL 32399
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: AVENTURA BEACH REALTY, INC.

FAX AUDIT NUMBER: H90000007031

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ARTICLES OF INCORPORATION
OF
AVENTURA BEACH REALTY, INC.

The undersigned, SIDNEY S. KOSLOVSKY, acknowledges and files in the Office of the Secretary of State of the State of Florida, for the purpose of forming a corporation for profit, in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

I

NAME AND ADDRESS:

The name of this Corporation shall be:

AVENTURA BEACH REALTY, INC.

The principal office of the Corporation will be:

16100 Collins Avenue
N. Miami Beach, FL 33160

II

BUSINESS:

The general nature of the business and businesses to be transacted are as follows:

To transact any and all lawful business for which corporations may be incorporated under the laws of the State of Florida or the United States.

FILED
MAY 17 1996
TALLAHASSEE, FLORIDA

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IRA R. SHAPIRO, ESQUIRE
FLORIDA BAR NO. 308943
13899 Biscayne Blvd., #400
Miami, FL 33181
(305) 944. 3436

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Without in any way limiting any of the objects and powers of the Corporation, it is expressly declared and provided that the Corporation, to carry on its business, or for the purpose of accomplishing any of the objects hereinabove mentioned shall have the power to make and perform contracts of any kind and description, to do any and all other acts and things, and to exercise any and all other powers, either as principal, agent or broker, conferred by the laws of the State of Florida upon corporations formed under the laws of said State and which now or hereafter may be authorized by law.

III

SHARES:

The authorized capital stock of this Corporation shall consist of: 1000 shares of common stock, \$1.00 par value.

IV

EXISTENCE:

The Corporation shall have perpetual existence.

V

REGISTERED OFFICE AND REGISTERED AGENT:

The initial street address of the Corporation's initial registered office is 13899 Biscayne Boulevard, Suite 400, Miami, Florida 33181. The initial Registered Agent for the Corporation is IRA R. SHAPIRO located at the initial registered office address of the Corporation.

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VI

DIRECTORS:

The Corporation shall have not less than one Director, as provided by the By-Laws. Directors shall hold office for one year, or until their successors have been duly elected and qualified.

VII

FIRST BOARD:

The following shall constitute the first Board of Directors of the Corporation:

NAME

ADDRESS

SIDNEY S. KOSLOVSKY

16100 Collins Avenue
N. Miami Beach, FL 33160

VIII

INCORPORATOR:

The name and address of the initial Incorporator of the Corporation is as follows:

NAME

ADDRESS

SIDNEY S. KOSLOVSKY

16100 Collins Avenue
N. Miami Beach, FL 33160

IX

GENERAL PROVISIONS:

- (a) The private property of the Stockholders shall not be subject to the payment of any corporate debts to any extent whatsoever.
- (b) Subject to the provisions and conditions of this Article, the Corporation shall have full power and lawful authority to accept property, labor and services in payment for shares of its Capital stock in lieu of cash,

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At a just valuation to be fixed by its Board of Directors.

- (c) A Director of the Corporation may transact business, borrow, lend, or otherwise deal or contract with the Corporation to the full extent and subject only to the limitations and provisions of the laws of the State of Florida and the laws of the United States.
- (d) The Corporation shall indemnify each Director and Officer of the Corporation against all or any portion of any expenses reasonably incurred by her in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of his being or having been an Officer or Director of the Corporation (whether or not he continues to be an Officer or Director at the time of incurring such expenses), to the full extent permitted by and subject only to the limitations and provisions of the laws of the State of Florida and laws of the United States.

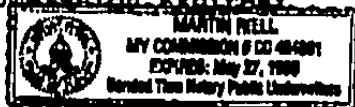
SUBSCRIBED at Miami, Florida, this 16 day of May, 1996.

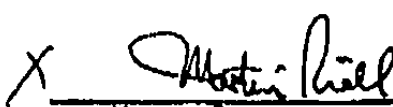
X 
SIDNEY S. KOSLOVSKY

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged, sworn to and subscribed before me by SIDNEY S. KOSLOVSKY this 16 day of May, 1996.

My Commission Expires:



X 
MARTIN BELL, NOTARY PUBLIC
CC464981
Commission/Serial Number (if any)

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

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

AVENTURA BEACH REALTY, INC.

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That AVENTURA BEACH REALTY, INC. desiring to organize
under the laws of the State of Florida with its principal office,
as indicated in the Articles of Incorporation, at the City of North
Miami Beach, County of Dade, State of Florida, has named IRA R.
SHAPIRO, located at 13899 Biscayne Boulevard, Suite 400, Miami,
Florida, County of Dade, State of Florida, as its agent to accept
service of process within this State.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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

BY:


IRA R. SHAPIRO,
Registered Agent

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