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JUN 18 1996 12:59
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1492 W FLAGLER ST
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CONTACT: RAY STORMONT
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: BROOKMAN-FELS AT COUNTRY CLUB ESTATES, INC.

FAX AUDIT NUMBER: H96000008505

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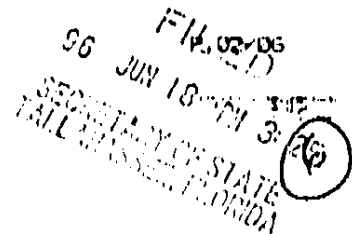
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ARTICLES OF INCORPORATION OF BROOKMAN-FELS AT COUNTRY CLUB ESTATES, INC.,

THE UNDERSIGNED subscriber to these Articles of Incorporation, being the natural person competent to contract, hereby associate him to form a corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of this corporation shall be BROOKMAN-FELS AT COUNTRY CLUB ESTATES, INC.

ARTICLE II - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE III - CAPITAL STOCK

The aggregate number of shares of capital stock which the corporation has authority to issue is 1,000 shares, all of which shall be common stock with a par value of \$5.00 per share.

ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this corporation will begin business is not less than \$500.00.

ARTICLE V - PRINCIPAL OFFICE

The post office address of the principal office of this corporation shall be: 5901 S. W. 111 Street, Miami, Florida 33156, or at such other place as may hereafter be designated by the Board of Directors. The post office address of the registered office of this corporation shall be 801 N. E. 167th Street, Suite 302, North Miami Beach, Florida 33162, or at such other place as may hereafter be designated by the Board of Directors. The registered agent of this corporation shall be CRAIG D. SAVAGE, whose business address is and will be identical with the registered office of the corporation.

CRAIG D. SAVAGE, ESQ
MAMBER SAVAGE SINGER, PA
801 NE 167th Street #302
N Miami Beach, Fla 33162
FEN 164998

305-651-4101

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FORM 1001

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ARTICLE VI- NUMBER OF DIRECTORS

This corporation shall have not less than one (1) director initially. The number of directors may increase or decrease from time to time by Bylaws adopted by the shareholders but shall never be less than one.

ARTICLE VII - SUBSCRIBERS

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

NAME	ADDRESS
Craig D. Savage	801 N. W. 167th Street Suite 302 North Miami Bch, FL 33162

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

The names and post office addresses of the initial members of the first Board of Directors are:

NAME	ADDRESS
Michael Levy-Secretary	5901 S. W. 111 Street Miami, Florida
Jon Fels-President	5901 S. W. 111 Street Miami, Florida

ARTICLE IX - CONTRACTUAL POWERS

In the absence of fraud, no contract or other transaction between this corporation and any other person, firm, association, corporation or partnership, shall be affected or invalidated by the fact that any director or officer of this corporation is pecuniarily or otherwise interested in or is a director or officer of any other such firm, association, corporation or partnership, or is a party or pecuniarily or otherwise interested in such contract or other transaction, or is in any way connected with any person, firm, association, corporation or partnership pecuniarily or otherwise interested therein. Any director may vote and may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation for the purposes of authorizing such contract or transaction with like force and effect as if he were not so interested or were not a director, member or officer of such firm, association, corporation or partnership.

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ARTICLE X - PRE-EMPTIVE RIGHTS

Each shareholder of the corporation shall be entitled to full pre-emptive rights to acquire his proportional part of any unissued or treasury shares of the corporation, or securities of the corporation convertible into or carrying a right to subscribe to or acquire such shares, which may be issued at any time by the corporation.

ARTICLE XI - RESTRICTIONS ON TRANSFER OF STOCK

Shares held by the initial shareholders listed hereinabove may not be resold or otherwise transferred to other persons unless first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which those shares may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation.

ARTICLE XII - SPECIAL PROVISION

Any action taken by the directors of this corporation, which is in their power, taken at a meeting of such directors, shall be valid for all intents and purposes whether or not a lawful notice of said meeting shall have been given to all directors as required by law or the Bylaws of this corporation, if at any time prior to, during or subsequent to such meeting, all directors shall execute a waiver of notice and call of such meeting in writing and providing a majority of the directors shall have approved the action taken at such meeting. Any action by the shareholders of this corporation which is within their power, taken at a meeting of such shareholders, shall be valid for all intents and purposes whether or not a lawful notice shall have been given to all shareholders as required by law or the Bylaws of this corporation, if at any time prior to, during or subsequent to such meeting, all shareholders shall execute a waiver of notice and call of such meeting in writing and providing a majority of the shareholders shall have approved or approve the action taken at such meeting. Nothing in this Article shall be construed to allow any act by the Board of Directors to be approved by less than a majority of the directors, or whenever a greater vote is required by law or by the Bylaws, by that vote. Nothing in this Article shall be construed to allow any act of the shareholders to be approved by less than a majority of the shareholders, or whenever a greater vote is required by law or by the Bylaws, by that vote.

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ARTICLE XIII - FURTHER POWERS

This corporation shall have the further right and power to, from time to time, determine whether and to what extent and at what times and places, and under what conditions and regulations, the accounts and books of this corporation (other than the stock book) or any of them, shall be open to inspection of shareholders, and no shareholder shall have any right to inspect any account, book or document of this corporation, except as conferred by statute, unless authorized by resolution of the shareholders or by the Board of Directors. The corporation may, in its Bylaws, confer powers upon its Board of Directors or officers, in addition to the foregoing and in addition to the powers authorized and expressly conferred by statute. Both shareholders and directors shall have the power, if the Bylaws so provide, to hold their respective meetings and to have one or more offices within or without the State of Florida, and to keep the books of the corporation (subject to the provisions of statute) outside the State of Florida, at such places as may from time to time be designated by the Board of Directors. The corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon shareholders herein are granted subject to this reservation.

ARTICLE XIV - TERM OF EXISTENCE

This corporation shall have perpetual existence.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at North Miami Beach, Florida, on this 18th day of June, 1996.


 Craig D. Savage

STATE OF FLORIDA)
) ==
 COUNTY OF DADE)

BEFORE ME, the undersigned authority, this day personally appeared Craig D. Savage, to me well known to be the identical person described in and who executed the attached Articles of Incorporation of BROOKMAN-FELS AT COUNTRY CLUB ESTATES, INC. and he acknowledged before me that he signed and executed the same for the purposes therein set forth.

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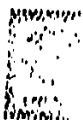
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IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami, Dade County, Florida, on this 18th day of June 1996.



James C. [Signature]
Notary Public
State of Florida at large

My Commission Expires:



REGISTERED AGENT

HAVING BEEN NAMED to serve as Registered Agent for BROOKMAN-FELS AT COUNTRY CLUB ESTATES, INC. I hereby agree to act in this capacity and agree to comply with the provisions of Florida Statute relative to keeping said office open.

[Signature]
CRAIG D. SAVAGE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA