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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (904)822-4001

FROM: ENGLISH, MCCAUGHAN & O'BRYAN, P.A.
CONTACT: TERRA H CHRYSTIE
PHONE: (395)482-3300

ACCTS: 076067004147

FAX #: (395)783-2439

NAME: PL APARTMENTS, INC.

AUDIT NUMBER.....H06000014223

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

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FLORIDA DEPARTMENT OF STATE
Sandra B. Northam
Secretary of State

October 10, 1996

ENGLISH MCCAUGHAN ET AL

SUBJECT: PL APARTMENTS, INC.
REF: W96000021402

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6878.

Terri Buckley
Corporate Specialist

FAX Aud. #: W96000014223
Letter Number: 696A00046110

FAX AUDIT NO. H96000014223

**ARTICLES OF INCORPORATION
OF
PL APARTMENTS, INC.
A FLORIDA CORPORATION**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as Incorporator of PL APARTMENTS, INC., a Florida corporation (the "Corporation") under the Florida Business Corporation Act, Chapter 607 of the Florida Statutes, hereby adopts the following Articles of Incorporation for such Corporation:

ARTICLE I

NAME

The name of the Corporation is PL APARTMENTS, INC. and the street address of the initial principal office of the Corporation is 23458 Torre Circle, Boca Raton, Florida 33433.

ARTICLE II

PURPOSE

The Corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under the laws of the State of Florida.

ARTICLE III

CAPITAL STOCK

The Corporation is authorized to issue 100,000 shares of \$.01 par value Common Stock.

PREPARED BY:

*Jonathan J. Lichtenman, Esquire
English, McCaughan & O'Bryan, P.A.
100 Northeast Third Avenue, Suite 1100
Fort Lauderdale, Florida 33301
(954) 462-3300
Florida Bar No. 717933*

FAX AUDIT NO. H96000014223

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ARTICLE IV**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 100 Northeast Third Avenue, Suite 1100, Fort Lauderdale, Florida 33301, and the name of the initial Registered Agent of the Corporation at that address is Jonathan J. Lichtman.

ARTICLE V**INITIAL BOARD OF DIRECTORS**

The Corporation shall initially have two (2) Directors to hold office until the first Annual Meeting of Shareholders and their successors shall have been duly elected and qualified, or until their earlier resignation, removal from office or death. The names and addresses of the initial Directors of the Corporation are:

Name**Address**

Jonathan J. Lichtman

23458 Torre Circle
Boca Raton, FL 33433

Robert A. Nass

Post Office Box 342
Reinholds, PA 17569**ARTICLE VI****INCORPORATOR**

The name and address of the Incorporator of the Corporation is Jonathan J. Lichtman, Esquire, English, McCaughan & O'Bryan, P.A., 100 Northeast Third Avenue, Suite 1100, Fort Lauderdale, FL 33301.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 9th day of October, 1996.


JONATHAN J. LICHTMAN, Incorporator

FAX AUDIT NO. H96000014223

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as Registered Agent to accept service of process for PL APARTMENTS, INC. at the place designated in the foregoing Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of the Florida Business Corporation Act 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.

Dated: October 9, 1996

By:


JONATHAN J. LICHTMAN, Initial
Registered AgentFILED
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