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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: KATZ, BARRON, SQUITERO & FAUST, P.A.
CONTACT: ALBERT J XIQUES
PHONE: (305)856-2444

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FAX #: (305)285-9227

NAME: BEACHWAY REALTY CORP.

AUDIT NUMBER.....H97000000713

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

CERT. OF STATUS...0

PAGES..... 3

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ARTICLES OF INCORPORATION
OF
BEACHWAY REALTY CORP.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

NAME

The name of the corporation is BEACHWAY REALTY CORP. The mailing address of the corporation shall be 20801 Biscayne Boulevard, Suite 455, Aventura, Florida 33180.

ARTICLE II

DURATION

This corporation shall have a perpetual existence commencing upon filing of the Articles of Incorporation with the Secretary of State.

ARTICLE III

PURPOSE

The corporation shall be authorized to engage in and transact any and all lawful business within and without the State of Florida or United States for which corporations may be incorporated under Chapter 607, Florida Statutes, as amended and supplemented.

ARTICLE IV

POWERS

The corporation shall have all of the powers conferred upon corporations organized pursuant to the provisions of Chapter 607, Florida Statutes, as amended and supplemented.

Fax Audit No. H97000000713
This instrument prepared by:
RICHARD B. IVANS, Esq.
Fla. Bar No. 137540
KATZ, BARRON, SQUITERO, FAUST & BERMAN
2699 South Bayshore Drive
Seventh Floor
Miami, Florida 33133
(305)856-2444

Fax Audit No. H97000000713

ARTICLE V

CAPITAL STOCK

This corporation is authorized to issue 600 shares of One Dollar (\$1.00) par value common stock.

ARTICLE VI

INCORPORATOR

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

RICHARD B. IVANS, Esq.
Katz, Barron, Squitero, Faust & Berman, P.A.
2699 South Bayshore Drive - 7th Floor
Miami, Florida 33133

ARTICLE VII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2699 South Bayshore Drive, 7th Floor, Miami, Florida 33133, and the name of the initial registered agent of this corporation at that address is CORPCO, INC.

IN WITNESS WHEREOF, I have made and subscribed these Articles of Incorporation this 13th day of January, 1997.

Richard B. Ivans
RICHARD B. IVANS, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of

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process for the above corporation at the place designated in the Articles of Incorporation, we hereby accept this appointment of, and designation as, registered agent for service of process within the State of Florida of the proposed corporation named in the Articles of Incorporation hereinabove set forth and do hereby further state that we may be found as registered agent for service of process upon said proposed corporation at the address set forth in Article VII of such Articles.

IN WITNESS WHEREOF, as said registered agent, we have caused this Statement to be signed on this ____ day of January, 1997.

CORPCO, INC.

By 
HOWARD L. FRIEDBERG, Vice President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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