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Juan A. Sanchez

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October 22, 1997

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

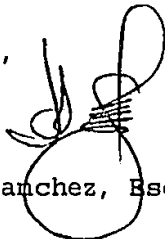
RE: Articles of Incorporation for Miami Beach Community Partnerships, Corp.

Dear Sir/Madam:

Enclosed please find my check for a certified copy of the Articles of Incorporation submitted with this letter. Please return said certified copy of the articles of incorporation to the address listed above.

Should you have any questions please feel free to contact my office.

Sincerely,



Juan A. Sanchez, Esquire

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AUTHORIZATION BY PHONE TO

CORRECT Corp. Name

DATE 10/27/97

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DIVISION OF CORPORATIONS  
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**ARTICLES OF INCORPORATION  
OF**

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DIVISION OF CORPORATIONS  
97 OCT 24 PM 2:40

**MIAMI BEACH COMMUNITY PARTNERSHIPS, CORP.**

**ARTICLE I. CORPORATE NAME.**

**The name of this corporation is :**

**MIAMI BEACH COMMUNITY PARTNERSHIPS, CORP.**

**ARTICLE II. PRINCIPAL OFFICE.**

**The principal place of business of this corporation is:**

**1106 NORMANDY DR.  
MIAMI BEACH, FLORIDA 33141**

**ARTICLE III. MAILING ADDRESS.**

**The mailing address of this corporation is:**

**1106 NORMANDY DR.  
MIAMI BEACH, FLORIDA 33141**

**ARTICLE IV. CAPITAL STOCK.**

**The number of shares of stock that this corporation is authorized to have  
outstanding at any time is 1000 SHARES \$1.00 PAR VALUE COMMON STOCK.**

**ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE.**

**The name and address of the initial registered agent are:**

**JUAN A. SANCHEZ, ESQUIRE  
10691 N. Kendall Dr., Suite 310  
MIAMI, FLORIDA 33176**

**ARTICLE V. INCORPORATOR.**

**The name and street address of the incorporator to these articles of incorporation are:**

**JUAN A. SANCHEZ, ESQ.  
10691 N. Kendall Dr., Suite 310  
MIAMI, FLORIDA 33176**

**ARTICLE VI. INITIAL OFFICERS.**

**The name and street address of the initial officers to these articles of incorporation are:**

**PRESIDENT  
ROBERT E. SANCHEZ  
1106 NORMANDY DR.  
MIAMI BEACH, FLORIDA 33141**

**VICE-PRESIDENT  
MILAGROS SOBERON  
1106 NORMANDY DR.  
MIAMI BEACH, FLORIDA 33141**

**SECRETARY  
JAVIER ALBITE  
1106 NORMANDY DR.  
MIAMI BEACH, FLORIDA 33141**

**ARTICLE VII. CORPORATE PURPOSE.**

**This corporation shall be involved in the business of construction and any and all lawful purposes allowed under the laws of the great State of Florida.**

**ARTICLE VIII. CORPORATE EXISTENCE.**

**The corporation shall exist perpetually.**

The undersigned has executed these articles of incorporation on the 22<sup>nd</sup> day  
of October, 1997.



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JUAN A. SANCHEZ, INCORPORATOR

**Juan A. Sanchez**

Attorney At Law  
10691 N. Kendall Drive, Suite 310  
Miami, FL 33176  
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Pursuant to the provisions of F.S. 607.0501, 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 MIAMI BEACH COMMUNITY PARTNERSHIP, CORP.
2. The name of the registered agent is JUAN A. SANCHEZ
3. The address of the registered agent/registered office is:

10691 N. Kendall Drive, Suite 310  
Miami, Florida 33176

Acceptance

Having been named as registered agent and designated to accept service of process for the above corporation, 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.

  
\_\_\_\_\_  
JUAN A. SANCHEZ

Date: OCTOBER 21, 1997