



THE UNITED STATES
CORPORATION
COMPANY

P98000000106

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98 JAN -2 AM 10:09

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 652496 4337904

AUTHORIZATION :

Patricia Pyjunt

COST LIMIT : \$ 122.50

ORDER DATE : December 30, 1997

ORDER TIME : 8:43 AM

ORDER NO. : 652496-005

500002388005--2

CUSTOMER NO: 4337904

CUSTOMER: Nicholas M. Daniels, Esq
THERREL BAISDEN & MEYER WEISS

Suite 2400
One Se 3rd Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: PINES 136 CORP.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Andrew Cumper

EXAMINER'S INITIALS: _____

P. Hall
JAN - 2 1998

RECEIVED
JAN - 2 11:00 02
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
PINES 136 CORP.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I
Name

The name of the corporation is PINES 136 CORP.

ARTICLE II
Duration

This corporation shall have a perpetual existence, unless dissolved according to law, commencing on the 2nd day of January, 1998.

ARTICLE III
Purpose

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

ARTICLE IV
Capital Stock

This corporation is authorized to issue ONE HUNDRED (100) shares of ONE AND NO/100 DOLLARS (\$1.00) par value common stock, which shall be designated "Common Shares."

ARTICLE V
Principal Office; Initial Registered Office and Agent

The street address of the initial principal office and registered office of this corporation is: 2450 N.E. Miami Gardens Drive, North Miami Beach, Florida, and the name of the initial registered agent of this corporation at that address is: Steven Lederer, Esq.


ARTICLE VI
Initial Board of Directors

This corporation shall initially have one (1) director. The number of directors may be increased or decreased from time to time by the By-laws, but shall never be less than one (1). The name and address of the initial director of this corporation is: Abby Berkowitz, 4434 North Bay Road, Miami Beach, Florida 33140.

ARTICLE VII
Incorporator

The name and address of the person signing these Articles is: Nicholas M. Daniels, Esq., Therrel Baisden, P.A., SunTrust International Center, One S.E. 3rd Avenue, Suite 2400, Miami, Florida 33131 .

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 2nd day of January, 1998.



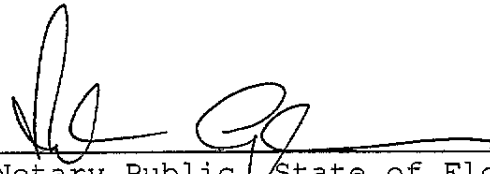
NICHOLAS M. DANIELS, Incorporator

STATE OF FLORIDA:

SS:

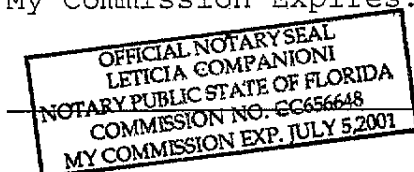
COUNTY OF DADE:

The foregoing instrument was acknowledged before me this 29th day of December, 1997, by NICHOLAS M. DANIELS, ESQ., who is personally known to me ~~or who has produced~~ _____ as identification.



Notary Public, State of Florida
at Large
Leticia Companioni
Type/Print/or Stamp Name of Notary

My Commission Expires:



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

*I, STEVEN L. J. LEDERER, Esquire, the undersigned, having
been designated as the Registered Agent in the above and foregoing
Articles of Incorporation of:*

PINES 136 CORP

*do hereby accept such designation and agree to comply with the laws
of the State of Florida relative thereto.*

By: 

STEVEN L. J. LEDERER, Esquire
Registered Agent
Suite 100
2450 N. E. Miami Gardens Drive
North Miami Beach, FL, 33180
Phone: (305) 935-6300