

AVATAR

P98000035082

April 15, 1998

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

VIA FEDERAL EXPRESS

Re: Avatar at Presidential Estates, Inc.

600002490906-- 5
-04/16/98-01090-011
****122.50 ****122.50

Gentlemen:

Enclosed for filing is Articles of Incorporation for the above referenced. Also enclosed is our check in the amount of \$122.50 in payment of filing fees as well as the fee for furnishing an additional certified copy of the Articles of Incorporation.

Thank you in advance for your usual prompt handling of this matter.

Very truly yours,

AVATAR HOLDINGS INC.

Juanita I. Kerrigan

Juanita I. Kerrigan
Vice President and Secretary

JIK/kmn

FILED
98 APR 16 AM 10:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TA-4/17/98

ARTICLES OF INCORPORATION
OF
AVATAR AT PRESIDENTIAL ESTATES, INC.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, in order to form a corporation for the purposes hereinafter stated, under and pursuant to the provisions of the Florida General Corporation Act (Chapter 607, Florida Statutes), does hereby certify as follows:

ARTICLE I - NAME

The name of the corporation is Avatar at Presidential Estates, Inc.

The registered office address and the principal office address are 255 Alhambra Circle, Coral Gables, Florida, 33134.

ARTICLE II - DURATION

This corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under this Chapter.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of common stock of \$1.00 par value per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 255 Alhambra Circle, Coral Gables, Florida, 33134, and the name of the initial registered agent of this corporation at that address is Juanita I. Kerrigan.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have three directors initially. The number of directors may be increased or decreased from time to time by amendment to, or in the manner provided in, the By-Laws. The names and addresses of the initial directors are:

Charles L. McNairy

255 Alhambra Circle
Coral Gables, Florida 33134

255 Alhambra Circle
Coral Gables, Florida 33134

255 Alhambra Circle
Coral Gables, Florida 33134

ARTICLE VII - INCORPORATOR

The name and address of the person signing these articles is: Juanita I. Kerrigan, 255 Alhambra Circle, Coral Gables, Florida 33134.

ARTICLE VIII - BY-LAWS

The power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 15th day of April 1998.

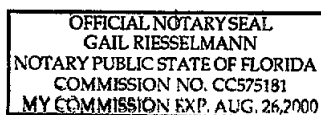
Juanita I. Kerrigan
Juanita I. Kerrigan

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Juanita I. Kerrigan, well known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed said Articles of Incorporation for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 15th day April of 1998.


NOTARY PUBLIC



Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in these 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 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.

Juanita I. Kerrigan

Juanita I. Kerrigan

Date: April 15, 1998

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