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FLORIDA DIVISION OF CORPORATIONS

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((H98000008297 7))

TO: DIVISION OF CORPORATIONS
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FAX #:

FROM: STUZIN AND CAMNER, P.A.
075410001634

ACCT#:

CONTACT: TAMMY KELLY
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NAME: ~~FLAMINGO APARTMENT CORP.~~ FLAMINGO MANAGEMENT CORP.

AUDIT NUMBER.....H98000008297

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

CERT. OF STATUS..1

PAGES.....4

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TALLAHASSEE FLORIDA

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ARTICLES OF INCORPORATION
FOR
FLAMINGO MANAGEMENT CORP.

The undersigned, acting as incorporator of a corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is "FLAMINGO MANAGEMENT CORP."

ARTICLE II

The principal office and mailing address of this corporation is 1673 Meridian Avenue, Suite 205, Miami Beach, Florida 33139.

ARTICLE III

The duration of this corporation is to be perpetual.

ARTICLE IV

The corporation may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE V

The corporation shall have authority to issue 1,000 shares, all of one class, \$.01 par value.

ARTICLE VI

The street address of the initial registered office is 550 Biltmore Way, Suite 700, Miami, Florida 33134. The name of the corporation's registered agent at such address is NEALE J. POLLER.

This Instrument was prepared by:
MARC LIPSITZ, Esquire
Florida Bar No. 104960
Stuzin and Camner, P.A.
550 Biltmore Way, Suite 700
Coral Gables, Florida 33134
(305) 442-4894

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ARTICLE VII

The number of directors constituting the Board of Directors shall be fixed as provided by the bylaws, but shall not be less than one.

ARTICLE VIII

The number of directors constituting the initial Board of Directors is one, whose name and address is:

Louis Taic
c/o 1673 Meridian Avenue, Suite 205
Miami Beach, Florida 33139

ARTICLE IX

The name and address of the incorporator is NEALE J. POLLER, 550 Biltmore Way, Suite 700, Miami, Florida 33134.

ARTICLE X

This corporation shall indemnify and may insure its officers and directors to the fullest extent permitted by law currently in effect or hereinafter enacted.

ARTICLE XI

These Articles of Incorporation may be amended in the manner authorized by law at the time of amendment.

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IN WITNESS WHEREOF, I, NEALE J. POLLER being the Incorporator and Registered Agent of FLAMINGO MANAGEMENT CORP., make and file these Articles of Incorporation. Having been named as Registered Agent and to accept service of process for FLAMINGO MANAGEMENT CORP. 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 this 1ST day of May, 1998.


NEALE J. POLLER, Incorporator
and Registered Agent

STATE OF FLORIDA)
COUNTY OF DADE)

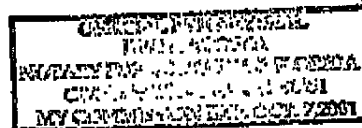
The foregoing instrument was acknowledged before me this 1st day of May, 1998 by NEALE J. POLLER, who is personally known to me or who has produced a valid driver's license as identification.


Notary Public - State of Florida

Printed Name: Dolores Acosta

Commission No.: _____

My Commission Expires:



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TALLAHASSEE, FLORIDA

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