

ALL CORPORATE ACCOUNTING

286 SOUTHWEST 9TH STREET
P.O. Box 92
DANIA, FLORIDA 33004

OFFICE : (954) 922-0241
VOICE MAIL: (954) 897-0104

P98000096376

Robert M. Young - Accountant
Lisa Young - Paralegal

September 14, 1998

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

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*****78.75 *****78.75

Re: Marina Townhomes, Inc.

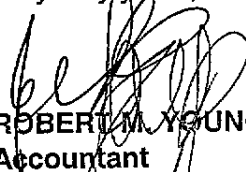
To Whom It May Concern:

I enclose herewith an original and one copy of the Articles of Incorporation for the above referenced corporation with Acceptance of Registered Agent Designated in Articles of Incorporation attached, along with a check in the amount of \$122.50, representing the filing fee.

I would appreciate your promptly filing the Articles of Incorporation and returning a certified copy of the articles as filed in the self-addressed, stamped envelope provided.

If there are any questions, please do not hesitate to call me collect.

Very truly yours,


ROBERT M. YOUNG
Accountant

RMV/v

Enclosure

FILED
98 NOV 16 AM 8:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SP
11/17
W98-22515



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 2, 1998

ROBERTA M. YOUNG
ALL CORPORATE ACCOUNTING
P.O. BOX 92
DANIA, FL 33004

SUBJECT: MARINA TOWNHOMES, INC.
Ref. Number: W98000022515

We have received your document for MARINA TOWNHOMES, INC., however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State.

The fees for profit and nonprofit, domestic or foreign are as follows:

Filings Fees:	\$35.00
Registered Agent Designation	\$35.00
Certified Copy	\$8.75
Certificate of Status	\$8.75

The person named in the acceptance statement accepting designation as registered agent is not the same as the person signing as registered agent or the person designated in Article IV.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6924.

Sharon Davis
Document Specialist Supervisor

Letter Number: 698A00049214

ARTICLES OF INCORPORATION

OF

MARINA TOWNHOMES, INC.

FILED
98 NOV 16 AM 8:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

MARINA TOWNHOMES, INC.

The address of the principal office of this corporation shall be 310 Northeast 5th Avenue, Dania, Florida 33004, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 310 Northeast 5th Avenue, Dania, Florida 33004, and the name of the initial registered agent of the corporation at that address is Vivian Hewlett.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Vivian Hewlett
310 Northeast 5th Avenue
Dania, Florida 33004

IN WITNESS WHEREOF, Vivian Hewlett, has hereunto set her hand and seal this 22 day of September, 1998.

Vivian Hewlett
VIVIAN HEWLETT

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

VIVIAN HEWLETT, a resident of the state of Florida, having a business office identical with the registered office listed above, and having been designated as the registered agent in the above and foregoing articles, is familiar with and accepts the obligations of the position of registered agent under Section 607.0505, Florida Statutes.

Dated this 9/22/98 day of September, 1998.

Vivian Hewlett
VIVIAN HEWLETT

FILED
98 NOV 16 AM 8:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA