

Law Office of
Andrew B. Ginsburg, Esq.

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Hialeah, Florida 33010
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P99000014206

February 9, 1999

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

FILED
99 FEB 11 PM 2:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RE: Mobile Home Park Realty, Inc.

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-02/11/99--01030--025
*****78.75 *****78.75

To Whom It May Concern:

Enclosed herewith is the original and one copy of the Articles of Incorporation for the referenced proposed corporation, along with a check payable to the Florida Department of State in the amount of \$78.75, in payment of the Filing Fee, Designation of Registered Agent and Certificate of Status.

Please return the Certificate of Status to the attention of the undersigned at the above listed address. If anything further is required in regard to this matter, please do not hesitate to contact me.

Very truly yours,

BY: Andrew B. Ginsburg
Andrew B. Ginsburg

305 887-6570

Enclosures
ABG/lg

Andrew Ginsburg GAVE
AUTHORIZATION BY PHONE TO
Remove his name as Director + principal
DATE 2-12-99
DOC. EXAM CB

CB 299A-6413
2-12-99
5

ARTICLES OF INCORPORATION
OF
MOBILE HOME PARK REALTY, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned Incorporators to these Articles of Incorporation hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. CORPORATE NAME

The name of this Corporation is:

Mobile Home Park Realty, Inc.
9500 S. Dadeland Blvd., Ste. 605
Miami, Florida 33156

ARTICLE II. NATURE OF BUSINESS AND POWERS

The general nature of the business to be transacted by this Corporation is to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is Ten Thousand (10,000) shares of common stock having a par value of \$.01 per share.

Shares may be issued only for a consideration having a value, in the judgment of the Board of Directors, at least equivalent to the full par value of the stock to be issued. All shares issued shall be fully paid and nonassessable.

ARTICLE IV. TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE V. REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

Scott E. Mittleman
9500 S. Dadeland Blvd., Suite 605
Miami, Florida 33156

The Board of Directors may, from time to time, move the Registered Office to any other address in the State of Florida.

ARTICLE VI. BOARD OF DIRECTORS

This Corporation shall have Three(3) directors initially. The number of directors may be increased or diminished from time to time by By-Laws adopted by the stockholders, but shall never be less than one (1).

ARTICLE VII. INITIAL DIRECTORS

The names of the initial directors of this Corporation and their street addresses are:

Scott E. Mittleman
9500 S. Dadeland Blvd., Ste 605
Miami, Florida 33156

Sherry Mittleman
9500 S. Dadeland Blvd., Ste 605
Miami, Florida 33156

Lisa E. Ginsburg
2775 W. Okeechobee Rd.
Hialeah, Florida 33010

The persons named as initial directors shall hold office for the first year of existence of this Corporation or until their successors are elected or appointed and have qualified, whichever occurs first.

ARTICLE VIII. INCORPORATORS

The name and street addresses of the persons signing these Articles of Incorporation as the Incorporators are:

Scott E. Mittleman
9500 S. Dadeland Blvd., Ste 605
Miami, Florida 33156

Andrew B. Ginsburg
2775 W. Okeechobee Rd.
Hialeah, Florida 33010


ARTICLE IX. CONFLICT OF INTEREST

No contract between this Corporation and another corporation or another individual shall be invalidated by reason of the fact that one or more of the officers or directors of this Corporation are officers or directors of the said other corporation, or by reason of the fact that one or more of the officers or directors of this Corporation may be the other individual or individuals contracting with this Corporation.

ARTICLE X. AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by at least a majority of the stock entitled to vote thereon, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned, as the Incorporators, have executed the foregoing Articles of Incorporation as of the 9th day of February, 1999.



Scott E. Mittleman




Andrew B. Ginsburg

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

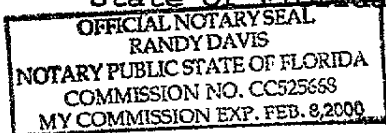
BEFORE ME, a Notary Public, personally appeared Scott E. Mittleman and Andrew B. Ginsburg, to me known to be the persons described as Incorporators and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they subscribed to these Articles of Incorporation.

Witness my hand and official seal at Miami-Dade County, Florida, this 9th day of February, 1999.



Notary Public,
State of Florida

My Commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapters 48.091 and 607.034, Florida Statutes, the following is submitted, in compliance with said Statutes:

That Mobile Home Park Realty, Inc., desiring to organize under the laws of the State of Florida, with its initial registered office at 9500 S. Dadeland Blvd., Ste 605, Miami, State of Florida, appoints Scott E. Mittleman, 9500 S. Dadeland Blvd., Ste 605, Miami, Florida 33156, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity and agree to comply with the provisions of said Statutes relative to keeping open said office.


Scott E. Mittleman

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