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DELGADO,
BEFELER,
STARKMAN &
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NationsBankTower
100 Southeast 2nd Street, 37th Floor
Miami, Florida 33131

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Kelly

GEORGE BEFELER

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

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: SOUTH DIXIE/27, INC.

Gentlemen:

Enclosed is an executed Articles of Incorporation with a conformed copy of the above named company and our check in the amount of \$78.75 representing the filing fee for same.

Very truly yours,

MOSCOWITZ, BEFELER, STARKMAN & MAGOLNICK, P.A.



Signed in Mr. Befeler's absence to avoid delay in mailing.

GEORGE BEFELER, ESQ.

GB:kl

Enclosure

FILED
99 MAR 29 AM 11:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
SOUTH DIXIE/27, INC.

THE UNDERSIGNED, ACTING AS INCORPORATOR OF A CORPORATION UNDER THE FLORIDA BUSINESS CORPORATION ACT, ADOPTS THE FOLLOWING ARTICLES OF INCORPORATION:

FIRST: The name of the corporation is SOUTH DIXIE/27, INC.

SECOND: The period of its duration is perpetual.

THIRD: The date and time of the commencement of the corporate existence shall be the date of the filing of these Articles by the Department of State.

FOURTH: The purpose or purposes for which the corporation is organized is to engage in the transaction of any or all lawful business for which the corporation may be incorporated under the provisions of the Florida Business Corporation Act.

FIFTH: The aggregate number of voting common shares which the Corporation shall have authority to issue is 10,000. The aggregate number of non-voting common shares which the Corporation shall have authority to issue is 10,000. The voting common shares

and the non-voting common shares shall be entitled to the same rights, privileges and benefits except that the non-voting common shares shall not be entitled to vote.

SIXTH: The number of directors constituting the initial Board of Directors of the corporation is two and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until his/her successor is elected and qualified is:

Harvey Taylor
12000 Biscayne Boulevard, Suite 803
Miami, Florida 33181

Carlos Rua
841 Andalusia Avenue
Coral Gables, Florida 33134

SEVENTH: The name and address of the incorporator is:

George Befeler, Esq.
701 Brickell Avenue, Suite 2000
Miami, Florida 33131

EIGHTH: The name and address of the initial registered agent and the initial registered office are:

George Befeler, Esq.
701 Brickell Avenue, Suite 2000
Miami, Florida 33131

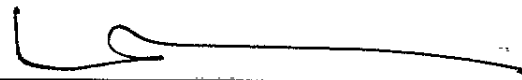
NINTH: The principal office of the corporation is:
12000 Biscayne Boulevard, Suite 805
Miami, Florida 33181

DATED: March 23, 1999


GEORGE BEFELER,
Incorporator


ACCEPTANCE OF REGISTERED AGENT

I hereby am familiar with and accept the duties and responsibilities as registered agent of the corporation.


GEORGE BEFELER
Initial Registered Agent

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

The foregoing instrument was acknowledged before me this 23rd day of March, 1999, by George Befeler who did take an oath and who is personally known to me.


NOTARY PUBLIC, STATE OF
FLORIDA AT LARGE

My commission expires:



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA