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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 220740 146844A

AUTHORIZATION :

Patricia Pujols

COST LIMIT : \$ 87.50

ORDER DATE : April 28, 1999

ORDER TIME : 10:52 AM

ORDER NO. : 220740-020

900002854889--0

CUSTOMER NO: 146844A

CUSTOMER: Ms. Cynthia Rentz
CITIZENS HOUSING DEVELOPMENT
CITIZENS HOUSING DEVELOPMENT
Suite 101
2112 North 15th Street
Tampa, FL 33605

DOMESTIC FILING

NAME: YBOR VII GROUP, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
XX PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Mimi Stephens

EXAMINER'S INITIALS:

PH 4/28/99

FILED
99 APR 28 PM 4:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

YBOR VII Group, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

2112 North 15th Street, Suite 101
Tampa, Florida 33605

ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 shares

ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent are:

Thomas J. McMullen, Jr.
2112 North 15th Street, Suite 101
Tampa, Florida 33605

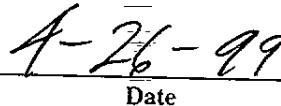
ARTICLE V INCORPORATOR

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

Thomas J. McMullen, Jr.
2112 North 15th Street, Suite 101
Tampa, Florida 33605

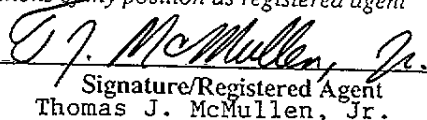

Signature/Incorporator

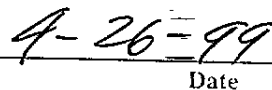
Thomas J. McMullen, Jr.


Date

(An additional article must be added if an effective date is requested.)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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


Signature/Registered Agent
Thomas J. McMullen, Jr.


Date