

NICOLE J. HUESMANN, P.A.
Attorney at Law

P9900009939

3001 S.W. 3rd Avenue
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Phone (305) 285-2000
Fax (305) 285-5555

EFFECTIVE DATE
11-8-99

November 9, 1999

VIA FEDERAL EXPRESS

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

9000003041359--6
-11/10/99-01072-017
****157.50 ****78.75

RE: Ocean Front Property Management Corp.
Beach Front Property Management Corp.


Dear Sir or Madam:

Enclosed for filing is the original and one copy of the Articles of Incorporation of Ocean Front Property Management Corp. and of Beach Front Property Management Corp.

Also, enclosed is a check in the amount of \$157.50 (\$78.75 for each corporation), which covers the fee for filing and a certified copy for each corporation. Please return the certified copies of the Articles as soon as possible via regular mail.

Your early attention to this matter will be appreciated.

Very truly yours,


Nicole J. Huesmann

Enclosures

FILED
99 NOV 10 AM 10:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

11-15
WC

ARTICLES OF INCORPORATION
OF
OCEAN FRONT PROPERTY MANAGEMENT CORP.

EFFECTIVE DATE
11-8-99

ARTICLE I

NAME AND ADDRESS

The name of the Corporation shall be:

OCEAN FRONT PROPERTY MANAGEMENT CORP.

The Corporation's address is:

3001 SW 3RD Avenue
Miami, Florida 33129

ARTICLE II

DURATION

The corporation shall commence its existence on November 8, 1999, and shall exist perpetually unless sooner dissolved according to law.

ARTICLE III

PURPOSE

It is the purpose of this corporation to engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV

CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of \$1.00 par value common stock.

FILED
99 NOV 10 AM 10:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The initial registered agent and the street address of the initial registered office of the Corporation is David Marko, 3001 SW 3rd Avenue, Miami, Florida 33129.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

This corporation shall have One (1) Director initially. The number of Directors may be increased or diminished from time to time by amendment of the Bylaws but shall never be less than one (1). The name and address of the initial Director of this Corporation is:

Jon Becker, 70 Ocean Front Drive, Key Largo, Florida 33037.

ARTICLE VII

INCORPORATORS

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

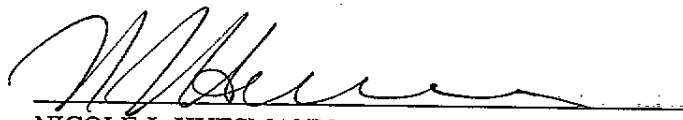
Nicole J. Huesmann, 3001 SW 3rd Avenue, Miami, Florida 33129

ARTICLE VIII

INDEMNIFICATION

The corporation shall indemnify any Incorporator, Officer or Director, or any former Officer or Director, to the full extent permitted by law.

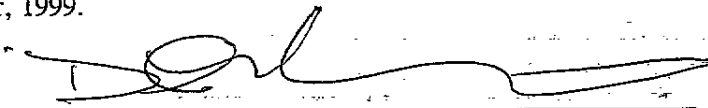
8 IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this day of November, 1999.


NICOLE J. HUESMANN

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in Article V of these Articles of Incorporation, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the complete discharge of his duties.

DATED this 8 day of November, 1999.

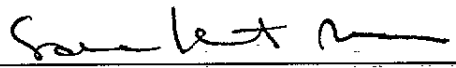


David Marko

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

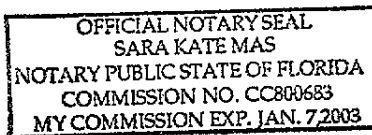
BEFORE ME, a Notary Public authorized in County and State set forth above, personally appeared Nicole J. Huesmann, known to me and known to be the person who, as Incorporator, executed the foregoing Articles of Incorporation of OCEAN FRONT PROPERTY MANAGEMENT CORP., and she acknowledged before me that she executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 8 day of November, 1999.


NOTARY PUBLIC, STATE OF FLORIDA


My Commission Expires:

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



BEFORE ME, a Notary Public authorized in County and State set forth above, personally appeared David Marko, known to me and known to be the person who, as Registered Agent, executed the foregoing Articles of Incorporation of OCEAN FRONT PROPERTY MANAGEMENT CORP., and he acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, this 8 day of November, 1999.


NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

