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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 617-6381

From: Account Name : CORPORATION SERVICE COMPANY
Account Number : 120000000195
Phone : (850) 521-1000
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**FOREIGN PROFIT/NONPROFIT CORPORATION
GRAND PEAKS PROPERTY MANAGEMENT, INC.**

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10 JUL 28 PM 1:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. Grand Peaks Property Management, Inc.

(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. Colorado

(State or country under the law of which it is incorporated)

3. 56-2321456

(FEI number, if applicable)

4. March 4, 2003

(Date of incorporation)

5. Perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. N/A

(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 4582 So. Ulster Street Parkway, Suite 1200, Denver, CO 80237

(Principal office address)

4582 So. Ulster Street Parkway, Suite 1200, Denver, CO 80237

(Current mailing address)

8. Apartment Property Management

(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

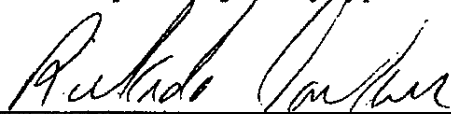
Name: CORPORATION SERVICE COMPANY

Office Address: 1201 HAYS STREET

TALLAHASSEE, Florida 32301
(City) (Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: James B. Phelps, Sole DirectorAddress: 4582 So. Ulster Street Parkway, Suite 1200
Denver, CO 80237

Vice Chairman: _____

Address: _____

Director: _____

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: James B. PhelpsAddress: 4582 So. Ulster Street Parkway, Suite 1200
Denver, CO 80237Vice President: Luke C. SimpsonAddress: 4582 SO. ULSTER STREET PARKWAY, SUITE 1200
DENVER, CO 80237Secretary: Nick A. SimpsonAddress: 4582 So. Ulster Street Parkway, Suite 1200, Denver, CO 80237Treasurer: Nick A. SimpsonAddress: 4582 So. Ulster Street Parkway, Suite 1200, Denver, CO 80237

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. 

(Signature of Director or Officer listed in number 12 of the application)

14. James B. Phelps

(Typed or printed name and capacity of person signing application)

10 JUL 28 PM 1:57

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADOSECRETARY OF STATE
TALLAHASSEE, FLORIDA**CERTIFICATE**

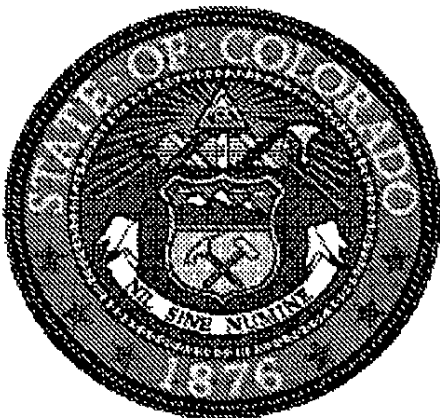
I, Bernie Buescher, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

GRAND PEAKS PROPERTY MANAGEMENT, INC.

is a **Corporation** formed or registered on 03/04/2003 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20031070599.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/26/2010 that have been posted, and by documents delivered to this office electronically through 07/28/2010 @ 14:25:45.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 07/28/2010 @ 14:25:45 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 7706405.



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/tty/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."