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EXPRES. CORPORATE FILING SERVICE INC.
(Requestor's Name)

1000 PONCE DE LEON BLVD. STE: 101
(Address)

CORAL GABLES, FL 33134 305-444-4994
(City, State, Zip) (Phone #)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. 103 STREET APTS, INC.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- Walk in
 Pick up time
 Certified Copy
 Mail out
 Will wait
 Photocopy
 Certificate of Status

FILED
 01 JUL 18 PM 3:14
 SECRETARY OF STATE
 TALLAHASSEE FLORIDA

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input checked="" type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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 ****236.00 *****78.75

Examiner's Initials

ARTICLES OF INCORPORATION

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, privileges, rights and immunities of a corporation for profit.

ARTICLE I

The name of the corporation shall be:
163 STREET APTS, INC

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ARTICLE II

The general character or nature of the business to be transacted by this corporation is to engage in any activity or business permitted under the laws of the United States and this State.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding is 1000 shares of common stock, each share having a par value of \$1.00. Authorized capital stock may be paid for in cash.

ARTICLE IV

The amount of capital with which this corporation shall begin business shall not be less than ONE HUNDRED DOLLARS (100.00)

ARTICLE V

The initial street address of the principal office of this corporation is to be at 4225 WEST 16 AVE., HIALEAH, FLORIDA 33012

ARTICLE VI

The corporation shall have 1 Director. The number of Directors may be increased or diminished from time to time pursuant to the By-Laws.

ARTICLE VII

The names and street addresses of the first Board of Directors of this corporation, who shall hold office for the first year, or until their successors are duly elected and qualified, shall be:

PRESIDENT:

SANTIAGO ALVAREZ 4225 WEST 16 AVE HIALEAH, FL 33012

VICE-PRESIDENT

MICHAEL SPETKO-----4225 WEST 16 AVE HIALEAH, FL 33012

TREASURER

SANTIAGO ALVAREZ 4225 WEST 16 AVE HIALEAH, FL 33012

Secretary

MICHAEL SPETKO-----4225 WEST 16 AVE HIALEAH, FL 33012

ARTICLE VIII

The names and street addresses of each subscriber and the number of shares of stock which each agrees to take are:

NAME	ADDRESS	SHARES
SANTIAGO ALVAREZ	4225 W. 16 AVE HIAL, FL 33012	50
MICHAEL SPETKO	4225 W. 16 AVE.HIAL, FL 33012	50

ARTICLE IX

The names and street addresses of the incorporators:

SANTIAGO ALVAREZ 4225 WEST 16 AVE HIALEAH, FL 33012
PRESIDENT

ARTICLE X

The corporation shall have a perpetual existence.

ARTICLE XI

The street address of the initial registered agent of the corporation is:

SANTIAGO ALVAREZ 4225 WEST 16 AVE HIALEAH, FL 33012

ARTICLE XII

Stockholders of this corporation may enter into such stockholders' and trustee

agreements as they may see fit wherein and whereby such stockholders may limit their voting rights by virtue of such stockholders' and trustee agreements.

ARTICLE XII

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 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 to these Articles of Incorporation be made.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and acknowledge to be filed in the office of the Secretary of State the foregoing Articles of Incorporation this 16 day of JULY 2001


By: SANTIAGO ALVAREZ / President

STATE OF FLORIDA)

COUNTY OF DADE)

I HEREBY CERTIFY that on this 16 day of JULY 2001 before me personally appeared SANTIAGO ALVAREZ, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same.

WITNESS my and official seal on the day and date first set forth above.

Notary Public

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

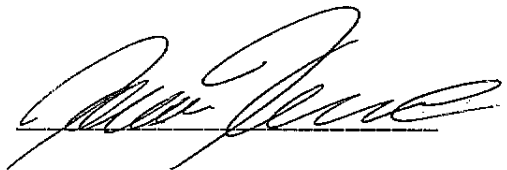
In pursuance of chapter 48.091, Florida Statutes, the following

is submitted in compliance with said Act:

First, that _____ desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, has named SANTIAGO ALVAREZ located at 4225 WEST 16 AVE, HIALEAH, FL 33012 County of Dade, State of Florida, as its agent to accept service of process within this State. The principal office of the corporation shall be: 4225 WEST 16 AVE., HIALEAH,, FL 33012

ACKNOWLEDGEMENT

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



(Resident Agent)

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