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Dixie Gardens Apartments, Inc.

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ARTICLES OF INCORPORATION

OF

DIXIE GARDENS APARTMENTS, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

DIXIE GARDENS APARTMENTS, INC.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities of business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Ten Thousand (10,000.00) shares of common stock having a par value of One Dollar ($1.00) per share. The corporation will begin business with Two Thousand shares of common stock at One Dollar ($1.00) per share or Two Thousand Dollars ($ 2,000.00).

ARTICLE IV. ADDRESS

The street address of the principal office is 201 Alhambra Circle, Suite 701, Coral Gables, Florida 33134. The street address of the initial registered offices of the corporation shall be 201 Alhambra Circle, Suite 701, Coral Gables, Florida 33134, and the name of the initial registered agent of the corporation at the office shall be JORGE L. DE LA OSA. I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.

Registered Agent: JORGE L. DE LA OSA

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have the following directors in office until otherwise selected according to the Bylaws of the corporation. The directors are as follows:

President: Secretary: Director:	Jorge L. de la Osa 201 Alhambra Circle Suite 701 Coral Gables, Florida 33134
Vice/President: Treasurer: Director:	REINALDO I. JIMENEZ 6917 NW 46th Street Miami, Florida 33166

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator of these Articles of Incorporation is: JORGE L. DE LA OSA, ESQ., 201 Alhambra Circle, Suite 701, Coral Gables, Florida 33134.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 4th day of December, 2002.

Incorporator: JORGE L. DE LA OSA, ESQ.

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TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared JORGE L. DE LA OSA, who, after being duly sworn, deposes and says that the foregoing Articles of Incorporation are true and correct in all respects.

SWORN TO AND SUBSCRIBED before me, this 4th day of December, 2002.

NOTARY PUBLIC, State of Florida

My commission expires:

DIANE L. NEIMAN
COMMISSION # DD 10932
EXPIRES MAY 19 2005
BONDED THROUGH
ADVANTAGE NOTARY

NOTARY PUBLIC STATE OF FLORIDA

✓ Personally known to me, or

✓ Produced Identification:

_____ DID take an Oath

_____ DID NOT take an Oath

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