

P02000/28999

Florida Department of State
Division of Corporations
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To: Division of Corporations
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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
02 DEC -6 AM 10:38

FLORIDA PROFIT CORPORATION OR P.A.

53RD TERRACE CONDOMINIUM, INC.

Certificate of Status	0
Certified Copy	1
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129

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ARTICLES OF INCORPORATION
OF
53RD TERRACE CONDOMINIUM, INC.

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ARTICLE I
NAME

The name of this corporation is: 53RD TERRACE CONDOMINIUM, INC.,

ARTICLE II
DURATION

This corporation shall exist on a perpetual basis commencing on the date of the signing of these Articles.

ARTICLE III
PURPOSE

This corporation is organized for the purpose of engaging in any and all lawful businesses for which a corporation may be incorporated under the Florida General Corporation Act, Chapter 607, Florida Statutes.

ARTICLE IV
CAPITAL STOCK

This corporation is authorized to issue 100 shares of common stock, said shares having a par value of One Dollar (\$1.00) per share.

ARTICLE V
CAPITALIZATION

The amount of capital with which the corporation will begin business is not less than Five Hundred (\$500.00) Dollars

ARTICLE VI
FURTHER AND OTHER POWERS

The corporation shall have all powers given to it by the laws of the State of Florida, now or hereafter, and any specific power enumerated shall not be construed as a limitation upon the powers of the corporation.

ARTICLE VII
VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares

PREPARED BY:
CHARLES H. GELMAN, P.A.
1025 INGRAHAM BUILDING
25 S.E. 2ND AVENUE
MIAMI, FLORIDA 33131
(305) 579-9100

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ARTICLE VIII
INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may either be increased or diminished from time to time by the Bylaws but shall never be less than one (1). The name and address of the initial Board of Directors is as follows: M.A. GRONDIN, 7225 N.W. 25th Street, Suite 110, Miami, Florida 33122.

ARTICLE IX
INCORPORATOR

The name and address of the person signing these Articles is: M.A. GRONDIN, 7225 N.W. 25th Street, Suite 110, Miami, Florida 33122


ARTICLE X
INITIAL REGISTERED AGENT

The street address of the initial registered agent is: 7225 N.W. 25th Street, Suite 110, Miami, Florida 33122.

ARTICLE XI
INITIAL OFFICE OF THE CORPORATION

The street address of the initial office of the Corporation is: 7225 N.W. 25th Street, Suite 110, Miami, Florida 33122.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 26th day of November, 2002.

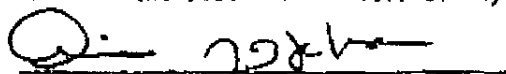

M.A. GRONDIN

STATE OF FLORIDA)
 ss:
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared, M.A. GRONDIN to me known to be the person described in and who was identified by _____ and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State of Florida, County of Dade, on this 26 day of November, 2002.

My commission expires:


Notary Public

PREPARED BY:
CHARLES H. GELMAN, P.A.
1025 INGRAMM BUILDING
25 S.E. 2ND AVENUE
MIAMI, FLORIDA 33131
(305) 579-9100



Maria E. Epelbaum
Commission # DD 05724
Expires Oct. 24, 2005
Bonded Firm
Atlantic Bonding Co., Inc.

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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 53rd Terrace Condominium, Inc. desiring to organize under
the laws of the State of Florida with its principal office, as indicated in the
Articles of Incorporation at City of Miami, County of Miami-Dade, State of
Florida, has named M.A. GRONDIN, located at 7225 N.W. 25th Street, Suite 110,
Miami, Florida 33122 as its agent to accept service of process within this State.

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 provision of said Act relative to
keeping open said office.


M.A. GRONDIN

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DIVISION OF CORPORATIONS
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