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EFFECTIVE DATE
01-21-04

FLORIDA PROFIT CORPORATION OR P.A.

apartments at murano grande, inc.

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF INCORPORATION
OF
APARTMENTS AT MURANO GRANDE, INC.**

EFFECTIVE DATE
01-21-04

The undersigned hereby adopt the following Articles of Incorporation for the purpose of forming a corporation under the Florida Business Corporation Act:

**I.
NAME**

The name of this corporation is Apartments at Murano Grande, Inc. (the "Corporation"). The principal place of business and mailing address of the Corporation is 2665 South Bayshore Drive Suite 200, Miami, Florida, 33133.

**II.
EFFECTIVE DATE AND DURATION**

The effective date of this Corporation shall be January 21, 2004, and shall exist perpetually thereafter unless sooner dissolved according to law.

**III.
PURPOSE**

This Corporation is authorized to engage in any business permitted to corporations organized under the Florida Business Corporation Act.

**IV.
CAPITALIZATION**

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$0.01 per share.

Nicolás J. Gutiérrez, Jr.
Fla. Bar No.: 0796786
Suite 200
2665 South Bayshore Drive
Miami, Florida 33133

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**V.
INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Corporation shall be 2665 South Bayshore Drive Suite 200, Miami, Florida, 33133 and the initial registered agent of this Corporation at such location shall be Nicolás J. Gutiérrez, Jr. who upon accepting this designation agrees to comply with the provisions of Section 48.091, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

**VI.
INITIAL DIRECTORS**

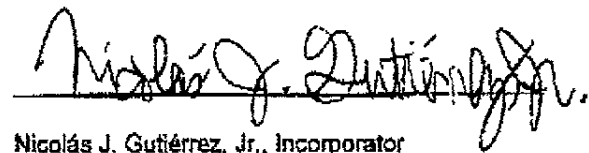
The number of directors constituting the board of directors of the corporation shall be determined in accordance with the bylaws, but shall not be less than one (1). The name and address of the person who is to serve as a member of the initial board of directors is:

<u>Name</u>	<u>Address</u>
Lino Korrodi Cruz	C/O Nicolás J. Gutiérrez, Jr. 2665 South Bayshore Drive Suite 200 Miami, Florida 33133

**VII.
INCORPORATOR**

The incorporator is Nicolás J. Gutiérrez, Jr., Esq. and his address is c/o N.J. Gutiérrez & Associates, Suite 200, 2665 South Bayshore Drive, Miami, Florida 33133.

In witness whereof, the undersigned has executed these Articles of Incorporation on January 21, 2004.


Nicolás J. Gutiérrez, Jr., Incorporator

Audit Number: _____

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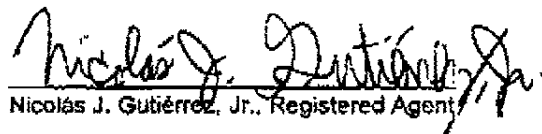
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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE
AND ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

1. The name of the Corporation is: Apartments at Murano Grande, Inc..
2. The name and address of the registered agent and the registered office is: Nicolás J. Gutiérrez, Jr., 2665 South Bayshore Drive Suite 200, Miami, Florida 33133.

Pursuant to Sections 48.091 and 607.0501, et seq., Florida Statutes, the undersigned has been named to act as the registered agent of the Corporation at the place designated in this certificate and the undersigned agrees to accept such appointment and to act in that capacity. The undersigned further agrees that the undersigned will comply with all provisions of all statutes relating to the proper and complete performance of the duties of the registered agent of the Corporation and that the undersigned is familiar with and accepts the obligations of the position of registered agent for the Corporation.

Date: January 21, 2004


Nicolás J. Gutiérrez, Jr., Registered Agent

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