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(Requestor's Name)

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DIVISION OF CORPORATE AFFAIRS  
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LAW OFFICES

**JEROME L. TEPPS P.A.**

2787 East Oakland Park Boulevard

Suite 202

Fort Lauderdale, Florida 33306

(954) 563-2852 - FAX (954) 563-8357

April 22, 2004

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Oakland Apartments, Inc.

Gentlemen:

Please find original and one copy of the Articles of Incorporation and Consent of Resident Agent for filing with your office, reference above, along with my office check #035691 in the amount of \$122.50 representing filing fee.

Please endorse your approval of the Articles of Incorporation on the enclosed copy, certify and return same to this office.

Thank you.

Sincerely yours,



Jerome L. Teppes

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DIVISION OF CORPORATIONS  
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JLT/ps  
enclosures: as noted

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ARTICLES OF INCORPORATION OF  
OAKLAND APARTMENTS, INC.

ARTICLE I

NAME

The name of the corporation is OAKLAND APARTMENTS, INC.

ARTICLE II

DURATION AND COMMENCEMENT OF EXISTENCE

This corporation shall commence on the date of filing with the Secretary of State. This corporation shall have perpetual existence.

ARTICLE III  
PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607 of the Florida Statutes.

ARTICLE IV  
CAPITAL STOCK

This corporation is authorized to issue 10,000 shares of \$.10 par value common stock.

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**ARTICLE V**

**CORPORATE OFFICE**

The address of the corporate office is 2787 East Oakland Park Blvd., Suite 202, Fort Lauderdale, Florida 33306 or as otherwise reflected in the annual report.

**ARTICLE VI**

**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is 2787 East Oakland Park Blvd., Suite 202, Fort Lauderdale, Florida 33306 and the name of the initial Registered Agent of this corporation at that address is Jerome L. Teppes.

**ARTICLE VII**

**INITIAL BOARD OF DIRECTOR/INCORPORATOR**

The corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one nor more than three. The name and address of the initial director of this corporation is:

NAME  
JEROME L. TEPPE

ADDRESS  
2787 East Oakland Park Blvd.  
Suite 202  
Fort Lauderdale, Florida 33306

**ARTICLE VIII**  
**INDEMNIFICATION**

The corporation shall indemnify any officer or director, or former officer or director, to the full extent permitted by law.

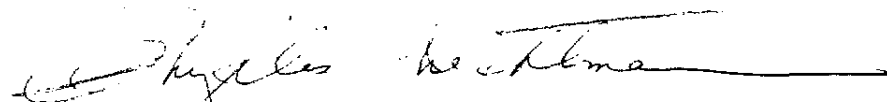
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 22 day of April, 2004.

  
\_\_\_\_\_  
JEROME L. TEPPS

STATE OF FLORIDA )  
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared JEROME L. TEPPS known to me and known by me or who produced N/A as identification, who did take an oath, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the State of County above mentioned, this 22 day of April, 2004.

  
\_\_\_\_\_  
Notary Public/State of Florida  
my commission expires:



Phyllis Shechtman  
MY COMMISSION # DD194024 EXPIRES  
June 14, 2007  
BONDED THROUGH TROY FARM INSURANCE, INC.

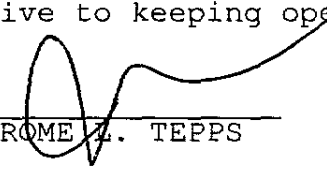
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.

Pursuant to Section 48.091 and Section 607.034(3), Florida  
Statutes, the following is submitted in compliance with said  
Sections:

PACIFIC APARTMENTS, INC. desires to organize under the Laws  
of the State of Florida with its registered office as indicated  
in the Articles of Incorporation at 2787 East Oakland Park Blvd.,  
Suite 202, Fort Lauderdale, Florida 33306 and has named JEROME  
L. TEPPS located at 2787 East Oakland Park Blvd., Suite 202, Fort  
Lauderdale, Florida 33306 as its Agent to accept service of  
process within this State.

**CONSENT OF REGISTERED AGENT**

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

  
JEROME L. TEPPS

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DIVISION OF CORPORATIONS  
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