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From:

**Account Name : EMPIRE CORPORATE KIT COMPANY
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

FLORIDA PROFIT CORPORATION OR P.A.

1920 RENTAL APARTMENTS, INC.

Certificate of Status	0
Certified Copy	1
Page Count	05
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

February 17, 2005

EMPIRE CORPORATE KIT COMPANY

SUBJECT: 1920 RENTAL APARTMENTS, INC.
REF: W05000008318

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Valerie Ingram
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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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1920 RENTAL APARTMENTS, INC.

I, the undersigned, desiring to form a corporation for the purposes hereinafter stated, under and pursuant to Chapter 607 of the Florida Statutes, do hereby declare as follows:

ARTICLE I

The name of the corporation shall be:

1920 RENTAL APARTMENTS, INC.

**ARTICLE II
BUSINESS AND POWERS**

The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE III
STOCK**

The maximum number of shares of stock of which this corporation is authorized to have outstanding at any time shall be 100 shares of common stock having a par value of \$1.00 per share. The capital stock may be paid for in property, labor, or services at a just valuation, to be fixed by the Incorporators or by the Directors at a meeting called for such purposes or at the organizational meeting. Property, labor, or services may be purchased or paid for with the capital stock of the corporation at a just valuation of said property to be fixed by the Directors of the company. Stock in other corporations or going businesses may be purchased by the corporation in return for the issuance of its capital stock, and said purchases shall be on such basis and for such consideration as the directors of the company may decide.

**ARTICLE IV
MINIMUM CAPITAL**

The amount of capital with which this corporation shall begin business shall not be less than five hundred dollars.

**ARTICLE V
TERMS OF EXISTENCE**

This corporation shall have a perpetual existence.

Prepared By:
Sanford Z. Chevlin, Esq.
850 Ives Dairy Rd, Ste. 19-21
Miami, FL 33179
Fl. Bar #407437

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ARTICLE VI

The principal office or place of business of the corporation shall be located at 1840 N.E. 199th St., Miami, FL 33179.

**ARTICLE VII
BOARD OF DIRECTORS**

The affairs of the corporation shall be conducted by a board of not less than one or more than five directors.

**ARTICLE VIII
INITIAL DIRECTORS**

The names and street addresses of the first Board of Directors who, subject to the provisions of these Articles of Incorporation shall hold office for the first year of the corporation's existence or until their successors selected and shall have qualified, are the following:

ALAIN CONTIE
1840 N.E. 199th St.
Miami, FL 33179

**ARTICLE IX
ASSIGNMENT OF SUBSCRIPTION RIGHTS**

The original incorporation of the corporation shall have the right upon its organization, to assign and deliver their subscriptions of the stock to any other person or to firms or corporations who may hereafter become subscribers to the capital stock of the corporation who, upon acceptance of such assignment, shall stand in lieu of the original incorporators and assume and carry out all rights, liabilities and duties entailed by said subscriptions, subject to the laws of the State of Florida and the execution of the necessary instruments of assignment.

**ARTICLE X
SUBSCRIBERS**

The names and addresses of each person signing these Articles of Incorporation are:

ALAIN CONTIE
1840 N.E. 199th St.
Miami, FL 33179

**ARTICLE XI
INITIAL REGISTERED AGENT AND OFFICE**

The street address of the initial registered agent of this corporation is 1840 N.E. 199th St., Miami, FL 33179 and the name of the initial registered agent of this corporation at that address is ALAIN CONTIE.

**ARTICLE XII
TRANSACTION WITH RELATED PARTIES**

No contract or other transaction between the corporation and any other corporation in the absence of fraud, shall be effected or invalidated by the fact that one or more of the Directors of the corporation is or are interested in, or is a director or officer of or are the directors or officers of such other corporation, and any director or directors, individually or jointly, may be party or parties to or may be interested in any such contract or transaction of the corporation or in which the corporation is interested, and no contract, act or transaction of the corporation with any person or persons, firm or corporation in the absence of fraud shall be effected or invalidated by the fact that any director or directors of the corporation is a party or parties to be interested in such contract, act, or transaction or in any way connected with such person or persons, firm or corporation and each and every person who may become a Director of the corporation is hereby relieved from any liability that might exist from this contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be otherwise interested. Any Director of the corporation may vote upon any contract or other transaction between the corporation and any subsidiary or controlled company without regard to the fact that he is also a director of such subsidiary or controlled company. This Article XII shall apply equally to contract other transactions between the corporation and interested persons including the subscribers or initial directors.

**ARTICLE XIII
INDEMNIFICATION**

This corporation shall indemnify and insure its officers, directors, employees and agents to the fullest extent permitted by law either now or hereafter.

**ARTICLE XIII
EFFECTIVE DATE**

The effective date of this corporation shall be the date these Articles are filed in the office of the Secretary of State of Florida.

IN WITNESS WHEREOF, the undersigned subscribers for the purpose of forming a corporation to do business in the State of Florida under the laws of the State of Florida, do make and file these Articles of Incorporation, hereby declaring that the facts stated herein are true on this 16 day of February 2005.


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CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THE 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:

1920 RENTAL APARTMENTS, INC.

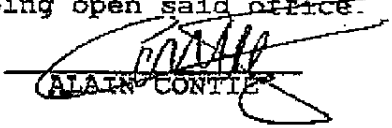
desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation in the City of Miami, County of Miami-Dade, FL, has named:

ALAIN CONTIE
1840 N.E. 199th St.
Miami, FL 33179

as its agent to accept service of process within this State.

ACKNOWLEDGMENT

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 provision of said Act relative to keeping open said office.


ALAIN CONTIE

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