

MAY 02 2006 3:12 PM FR HOLLAND & KNIGHT

TO 22275#888060#1#9 P.01

Division of Corporations

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Florida Department of State
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To:

Division of Corporations
Fax Number : (850)205-0381

From:

Account Name : JAM MARK LIMITED
Account Number : 120000000112
Phone : (305)789-7758
Fax Number : (305)789-7799

FLORIDA PROFIT/NON PROFIT CORPORATION

451 APARTMENTS, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF**

451 APARTMENTS, INC.

The undersigned, acting as incorporator of 451 APARTMENTS, INC. under the Florida Business Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation is 451 APARTMENTS, INC. (the "Corporation").

ARTICLE II. ADDRESS

The principal address of the Corporation is:

451 NW 23 Avenue
Fort Lauderdale, Florida 33311

The mailing address of the Corporation is:

P.O. Box 13351
Miami, Florida 33101

ARTICLE III. COMMENCEMENT OF EXISTENCE

The existence of the Corporation will commence on the date of filing of these Articles of Incorporation.

ARTICLE IV. PURPOSE

The Corporation is organized to engage in any activity or business permitted under the laws of the United States and Florida.

ARTICLE V. AUTHORIZED SHARES

The maximum number of shares that the Corporation is authorized to have outstanding at any time is 10,000 shares of common stock having \$0.01 par value per share.

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ARTICLE VI. OFFICERS

Susana Baguear Vice President and Treasurer
451 NW 23rd Avenue
Fort Lauderdale, FL 33311

ARTICLE VIII. INCORPORATOR

Jeffrey Rubinger
701 Brickell Avenue
Suite 8000
Miami, Florida 33131

ARTICLE X. AMENDMENTS

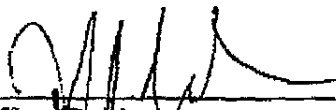
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TO 22275#888060#1#9 P.04

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The undersigned incorporator, for the purpose of forming a corporation under the laws of the State of Florida, has executed these Articles of Incorporation on the 2nd day of May, 2006.



Jeffrey Rubinger
Sole Incorporator

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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.

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That 451 APARTMENTS, INC. to organize under the laws of the State of Florida with its initial registered office as indicated in the Articles of Incorporation at 701 Brickell Avenue, Suite 3000, Miami, Florida 33131 has named Intrastate Registered Agent Corporation as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the Corporation named above, at the place designated in this certificate, the undersigned agrees to act in that capacity, to comply with the provisions of the Florida Business Corporation Act, and is familiar with, and accepts, the obligations of that position.

Dated this 2nd day of May, 2006.

**INTRASTATE REGISTERED AGENT
CORPORATION**

By: Michael A. Silva

Michael A. Silva,
Vice President

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