

Division of Corporations

Page 1 of 1
DIVISION OF CORPORATIONS

06 MAY -2 AM 11:04

P06000062320

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000123258 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

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
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

H0600012358 3

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.

H0600012358 3

SECRET
DIVISION
06 MAY -2 AM 11:04

H0600012358 3

ARTICLE VI. OFFICERS

The names and addresses of the officers of the Corporation are as follows:

Jeff Sherman President and Secretary
451 NW 23rd Avenue
Fort Lauderdale, FL 33311

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

ARTICLE VII. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is 17 E. Flagler Street, Suite #111, Miami, Florida 33131 and the name of the Corporation's initial registered agent at that address is Jeff Sherman.

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator is:

Jeffrey Rubinger
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

ARTICLE IX. BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the board of directors and the shareholders, except that the board of directors may not amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that the bylaw is not subject to amendment or repeal by the directors.

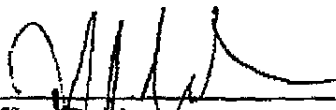
ARTICLE X. AMENDMENTS

The Corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholders are subject to this reservation.

H0600012358 3

H06000123258 3

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

H06000123258 3

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

RECEIVED
MAY -2 11:11:04
DIVISION

3745070_v1

H06000123258 3