

PO6000063369

(Requestor's Name)

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PICK-UP WAIT MAIL

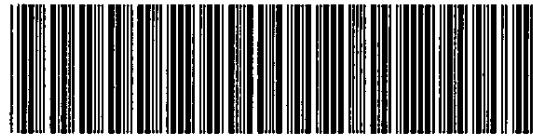
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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J. Shivers MAY 05 2006

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Park 16th Townhouses, Inc.

- Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- _____ Cert. Copy _____
- Photo Copy _____
- Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

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Signature _____

Requested by: SP
Name _____ Date 5/4/06 Time 11:12

Walk-In _____ Will Pick Up _____

ARTICLES OF INCORPORATION

OF

PARK 16TH TOWNHOUSES, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

PARK 16TH TOWNHOUSES, INC.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities of business permitted under the laws of the States, the State of Florida, or any other state, county, territory or nation.

ARTICLE III. CAPITAL STOCK

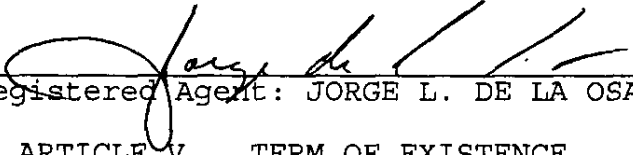
The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Ten Thousand (10,000.00) shares of common stock having a par value of One Dollar (\$1.00) per share. The corporation will begin business with One Thousand shares of common stock at One Dollar (\$1.00) per share or One Thousand Dollars (\$ 1,000.00).

ARTICLE IV. ADDRESS

The street address of the principal office is 255 Alhambra Circle, Suite 550, Coral Gables, Florida 33134. The street address of the initial registered offices of the corporation shall be 255 Alhambra Circle, Suite 550, Coral Gables, Florida 33134, and the name of the initial registered agent of the corporation at the

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office shall be JORGE L. DE LA OSA. I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.


Registered Agent: JORGE L. DE LA OSA

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have the following directors in office until otherwise selected according to the Bylaws of the corporation. The directors are as follows:

President:	Jorge L. de la Osa
Secretary:	255 Alhambra Circle
Treasurer:	Suite 550
Director:	Coral Gables, Florida 33134

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator of these Articles of Incorporation is: JORGE L. DE LA OSA, ESQ., 255 Alhambra Circle, Suite 550, Coral Gables, Florida 33134.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 3rd day of May, 2006.


Incorporator: JORGE L. DE LA OSA, ESQ.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared JORGE L. DE LA OSA, who, after being duly sworn, deposes and says that the foregoing Articles of Incorporation are true and correct in all respects.

SWORN TO AND SUBSCRIBED before me, this 3rd day of May, 2006.

Diane L. Neiman
NOTARY PUBLIC, State of Florida

My commission expires:



Personally known to me, or

Produced Identification:

DID take an Oath

DID NOT take an Oath

Diane L. Neiman
Type of Identification

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