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Florida Department of State  
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## To:

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FLORIDA PROFIT/NON PROFIT CORPORATION  
1570 apartments, inc.

Certificate of Status	0
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**ARTICLES OF INCORPORATION**

**OF**

**1570 APARTMENTS, INC.**

**ARTICLE I**

The name of this corporation shall be 1570 APARTMENTS, INC.

**ARTICLE II**

The general nature of business to be carried on by this corporation is:

- a. To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use and otherwise deal in and with real and/or personal property or any interest therein, wherever situated.
- b. To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets.
- c. To enter into any and all contracts with any person, firm, corporation and/or association.
- d. To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, limited liability companies or individuals, or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof.
- e. To be a promoter, incorporator, general partner, limited partner, member, associate or manager of any corporation, partnership, limited partnership, limited liability company, joint venture, trust, or other enterprise.
- f. To engage in the transaction of any and all lawful business or businesses for which corporations may be incorporated under The Florida Business Corporation Act.

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### ARTICLE III

The maximum number of shares of stock that this corporation is authorized to issue is ONE THOUSAND (1,000) shares of common stock of TEN and NO/100 (\$10.00) DOLLARS, par value, each.

### ARTICLE IV

The shareholders of this corporation shall have preemptive right to acquire unissued or treasury shares of the corporation, or securities of the corporation convertible into or carrying a right to subscribe to or acquire shares.

### ARTICLE V

This corporation is to have perpetual existence.

### ARTICLE VI

The principal <sup>and mailing</sup> office of this corporation shall be located at 10404 S. W. 79<sup>th</sup> Place, Miami, Florida 33156 with the corporation retaining the power of moving its principal office to any other address in the State of Florida, as may, from time to time, and at any time, be determined by its Board of Directors, with branch offices in such other cities, counties, states and countries as may from time to time, and at any time, be determined by its Board of Directors.

### ARTICLE VII

The initial registered office of this corporation shall be at 275 Fontainebleau Boulevard, Suite 135, Miami, Florida 33172. The initial Registered Agent at such address shall be JOSE RAMON RODRIGUEZ.

### ARTICLE VIII

This corporation shall at all times have at least ONE (1) Director who shall conduct the business of the corporation as a Board of Directors. The stockholders of the corporation may, from time to time, and at any time, increase or decrease the size of the Board of Directors of the corporation,

provided the corporation has at least ONE (1) Director.

#### ARTICLE IX

The names and addresses of the member of the initial Board of Directors of the corporation, who shall hold office until the first annual meeting of stockholders, and until his successor is elected and qualified, or until his earlier removal from office, resignation or death is:

MANUEL LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

#### ARTICLE X

The names and addresses of the initial officers of the corporation are:

PRESIDENT: MANUEL LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

TREASURER: MANUEL LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

SECRETARY: MANUEL LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

#### ARTICLE XI

The names and addresses of the incorporators are:

MANUEL LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

MARIA C. LEDO  
10404 S. W. 79<sup>th</sup> Place  
Miami, Florida 33156

#### ARTICLE XII

The Bylaws of this corporation may be created, amended, changed or replaced by the Stockholders or by the Board of Directors of the corporation at any duly scheduled meeting called for that purpose.

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ARTICLE XIII

This corporation shall indemnify any officer or Director, or any former officer or Director, or any person who serves, at the request of the corporation, as an officer or director of another corporation, to the full extent permitted by law.

We, the undersigned, do hereby subscribe, acknowledge and file these Articles of Incorporation, hereby affirming that the facts herein contained are true. We are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in §817.155, F.S., Miami, Florida, December 28, 2010.

Manuel Ledo (SEAL)  
MANUEL LEDO

Maria C. Ledo (SEAL)  
MARIA C. LEDO

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and hereby accept the appointment to act as Registered Agent and agree to act in this capacity. December 28, 2010.

Jose Ramon Rodriguez  
JOSE RAMON RODRIGUEZ  
Registered Agent

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