

CORPORATION INFORMATION
SERVICES, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32310
904-222-9171
904-222-0391 FAX

800-342-8086

P95000002561

CSO networks

SECTION OF CORPORATION

MAIL TO:
P.O. BOX 5020
TALLAHASSEE, FL 32314

ACCOUNT NO. : 072100000032

REFERENCE : 523089 81054A

AUTHORIZATION : *Patricia Pizito*

COST LIMIT : \$ 122.50

ORDER DATE : January 10, 1995

ORDER TIME : 2:30 PM

ORDER NO. : 523089

CUSTOMER NO: 81054A

300001375413

CUSTOMER: James M. Schiff, Esq
JAMES M. SCHIFF, ESQ

Suite 1609
9130 South Dadeland Blvd
Miami, FL 33156

DOMESTIC FILING

P95000002561

NAME: KURHAUS APARTMENTS, INC.

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jodie Krebs

EXAMINER'S INITIALS:

Jim
1-11-95
0214

FILED
95 JAN 10 AM 8:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
KURHAUS APARTMENTS, INC.

FILED
95 JAN 10 AM 8 31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

KURHAUS APARTMENTS, INC.

The address of the principal office of this corporation shall be 4225 West 16th Avenue, Hialeah, Florida 33012, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, 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 100 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Nays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Information Services, Inc.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Ramon Garcia Pres.	4224 West 16th Avenue Hialeah, Florida 33012
Vivian Garcia V. Pres.	Same
Santiago J. Alvarez Sec./Treas.	Same

ARTICLE VII. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S corporation.

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporation Information Services, Inc.
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Information Services, Inc., has hereunto set their hand and seal of Corporation Information Services, Inc., on January 10, 1995.

CORPORATION INFORMATION SERVICES, INC.

By: _____

Its Agent, Gail Shelby

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Information Services, Inc., a Florida corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION INFORMATION SERVICES, INC.

By: _____

Its Agent, Gail Shelby

LEL/jwk

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-8070
904-222-0101 FAX

000-344-8086

P95000002561
New York
PRINTING UNIT
TOTAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032
REFERENCE : 523089 01054A
AUTHORIZATION : *Patricia Pizots*
COST LIMIT : \$ 35.00

ORDER DATE : January 10, 1995

ORDER TIME : 2:22 PM

ORDER NO. : 523089

CUSTOMER NO: 01054A

CUSTOMER: James M. Schiff, Esq
James M. Schiff, Esq
Suite 1609
9130 South Dadeland Blvd
Miami, FL 33156

RUSH WILL WAIT

800001484618

DOMESTIC AMENDMENT FILING

NAME: KURHAUS APARTMENTS, INC.

XX ARTICLES OF AMENDMENT *5/11/95*
RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY *ADH*
CERTIFICATE OF GOOD STANDING *ADH*

CONTACT PERSON: Jennifer Moran

EXAMINER'S INITIALS:

RECEIVED
95 MAY 11 PM 3:13
DIVISION OF CORPORATION

FILED
95 MAY 11 PM 3:22
SECRETARY
TALLAHASSEE

FILED
95 MAY 11 PM 3:22
SEC
TAL

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION

ARTICLE II of the Articles of Incorporation of
KURHAUS APARTMENTS, INC. shall be amended to read as
follows:

ARTICLE II. NATURE OF BUSINESS

The purpose of this corporation is to own and
operate an apartment building located at 13700 Northeast
6th Avenue, North Miami, Florida and the corporation
shall not engage in any other activity.

All other articles of the Incorporation shall
remain unchanged.

The foregoing amendment was adopted by the Incorporator
without shareholder action because shareholder action was not
required.

The foregoing amendment was adopted on the 11th day
of May, 1995.

Corporation Information Services

BY: Its Incorporator,
Its Agent, Gail Shelby