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((H96000007096))  
DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.  
NAME: PROGRESSIVE APARTMENTS, INC.  
FAX AUDIT NUMBER: H96000007096  
DATE REQUESTED: 05/20/1996  
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ARTICLES OF INCORPORATION  
OF

PROGRESSIVE APARTMENTS, INC.

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be: PROGRESSIVE APARTMENTS, INC.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The principal place of business and mailing address of this corporation shall be: 951 N.E. 167 STREET SUITE 204 NORTH MIAMI BEACH FLORIDA 33162

ARTICLE IV

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

RAY STORMONT  
EMPIRE CORPORATE KIT COMPANY  
1492 West Flagler Street # 200  
Miami, Florida 33135-2209  
(305) 541-3694

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To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any and all lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary or convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute §607.014;

#### ARTICLE V

The aggregate number of shares which this corporation shall have authority to issue is the total sum of 1,000 shares, having an individual par value of \$ 1.00

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

#### ARTICLE VI

The name and street address of the initial Registered Agent of this corporation shall be: MARC BEN-ZEIRA 951 N.E. 167 STREET SUITE 102 NORTH MIAMI BEACH FLORIDA 33162

#### ARTICLE VII

The initial board of Directors shall consist of a total of 2 person(s) and the name and address of the person(s) who are to serve as an initial director(s) is:

PRESIDENT/SECRETARY  
STEVEN MEISTER  
951 N.E. 167 ST. SUITE 204  
NORTH MIAMI BEACH FL 33162

VICE PRESIDENT  
DAVID LIEVANO  
2000 S. DIXIE HWY. #210  
MIAMI FLORIDA 33133

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**ARTICLE VIII**

The name and address of the incorporator executing these Articles of Incorporation is:

**EMPIRE CORPORATE KIT OF AMERICA, INC.  
1492 W. FLAGLER STREET #200  
MIAMI FLORIDA 33135**

The undersigned has executed these Articles of Incorporation this 20 day of MAY, 1996.

Ray Stormont  
incorporator  
RAY C. STORMONT FOR  
EMPIRE CORPORATE KIT OF AMERICA, INC.

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

First that Progressive Apartments, Inc.

(Name of Corporation)  
desiring to organize under the laws of the State of Florida

(Florida)  
with its principal office, as indicated in the articles of incorporation has named W. C. B. 12-52/2

(Name of Registered Agent)  
located at 951 NE 147 Street, Suite 102, N. Miami Beach, FL 33162  
(PO Box not Acceptable)

City of \_\_\_\_\_, County of Dade  
(City) (County)

State of Florida, as its agent to accept service of process within this state.

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 HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND DO ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE W. C. B. 12-52/2

Registered Agent

CLERK OF STATE  
TALLAHASSEE, FLORIDA

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