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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
PHONE: (305)541-3694

ACCT#: 072450003255

FAX #: (305)541-3770

NAME: 1251 CORPORATION

AUDIT NUMBER.....H97000002361

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 6

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ARTICLES OF INCORPORATION

OF

1251 CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber, for the purposes of forming a corporation under the laws of the State of Florida, adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this corporation is: 1251 CORPORATION.

ARTICLE II

NATURE OF BUSINESS

This corporation is organized for the purpose of acquiring and managing real property and for transacting any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act, as amended.

ARTICLE III

CAPITAL STOCK

The maximum shares of stock that this corporation is authorized to have outstanding at any time is 100 shares of common stock having a par value of Five (\$5.00) Dollars per share.

These Articles Prepared By:
Bethony Branman, Esq.
FBN 434418
12161 S.W. 132 Court
Miami, Florida 33186
(305) 255-0500

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ARTICLE IV

INITIAL CAPITAL

The amount of capital with which this corporation will begin business is not less than Five Hundred (\$500.00) Dollars.

ARTICLE V

TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI

INITIAL REGISTERED AGENT & OFFICE

The Registered Agent of this corporation is BETHONY BRENNAN and the initial registered office, which is the same office as that of the Registered Agent, is 12161 S.W. 132 Court, Miami, FL 33186. The principal office of the corporation is located at 11462 S.W. 87 Terrace, Miami, FL 33173. The Management may from time to time move the principal office to any other address in Florida.

ARTICLE VII

BOARD OF DIRECTORS

This corporation shall have a minimum of one director and a maximum of three directors, and the names and addresses of the initial Board of Directors, consisting of 1 member is:

Arlene Saltzman	11462 S.W. 87 Terrace Miami, FL 33173
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ARTICLE VIII

OFFICERS

The names and post office addresses of the officers of this

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corporation are:

Arlene Saltzman

11462 S.W. 87 Terrace
Miami, FL 33173

President and
Secretary

ARTICLE IX

INCORPORATOR

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

ARLENE SALTZMAN

11462 S.W. 87 Terrace
Miami, FL 33173

ARTICLE X

ELECTION BY A SMALL BUSINESS CORPORATION

This corporation reserves the right to elect to qualify as a
"small business corporation" under Subchapter S of the Internal
Revenue Code, Chapter 1362, for income tax purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 8 day of February, 1997.


ARLENE SALTZMAN, Incorporator

STATE OF Florida)
COUNTY OF Dade) SS.

I HEREBY CERTIFY that on this 8 day of February, 1997,
before me, a Notary Public, authorized in the State and County
named above to take acknowledgments, personally appeared ARLENE
SALTZMAN, to me well known to be the person described as
Incorporator, in and who executed the foregoing Articles of
Incorporation, acknowledged before me that she subscribed to
these Articles of Incorporation, and the facts therein are truly

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set forth.

WITNESS my hand and official seal at Miami
Florida, the year and day aforesaid.

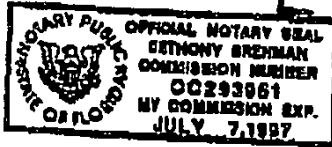
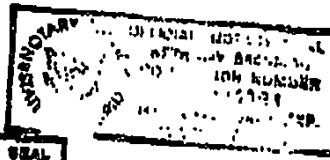
[Signature]
Signature of Notary Public

Printed Name of Notary Public

My commission expires:

Personally known/produced

as identification
did/did not take oath




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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OF DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That 1251 CORPORATION, desiring to organize or qualify under the laws of the State of Florida with its principal place of business being 11462 S.W. 87 Terrace, Miami, Florida, has named BETHONY BRENNAN, as its agent to accept service of process within Florida at 12161 S.W. 132 Court, Miami, FL 33186.


ARLENE SALTZMAN, Incorporator

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


BETHONY BRENNAN, Registered Agent

DATED: 2/9/97

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TALLAHASSEE, FLORIDA