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

ACCT#: 072450003255

FAX #: (305) 541-3770

NAME: MIRAMAR APARTMENTS, INC.

AUDIT NUMBER.....H9700006132

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

CERT. OF STATUS..0

PAGES..... 4

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ARTICLES OF INCORPORATION

OF

MIRAMAR APARTMENTS, INC.

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TALLAHASSEE, FLORIDA

The undersigned incorporator, for purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

- FIRST:** The name of the Corporation is MIRAMAR APARTMENTS, INC. (the "Corporation").
- SECOND:** The street address of the initial principal office and mailing address of the Corporation is One Bayfront Plaza, Suite 1100, 100 South Biscayne Boulevard, Miami, Florida 33131.
- THIRD:** The Corporation is authorized to issue 10,000 shares of common stock, par value \$.01 per share.
- FOURTH:** The street address of the initial registered office of the Corporation is: One Bayfront Plaza, Suite 1100, 100 South Biscayne Boulevard, Miami, Florida 33131 and the registered agent at that address is: Tibor Hollo.
- FIFTH:** The name and address of the incorporator of the Corporation is: Tibor Hollo, One Bayfront Plaza, Suite 1100, 100 South Biscayne Boulevard, Miami, Florida 33131.
- SIXTH:** The Corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.
- SEVENTH:** The Corporation shall have one director initially and the number of directors may be increased or diminished from time to time as provided

Marvin S. Cassel  
Florida Bar Number 0012713  
Broad and Cassel  
Miami Center, Suite 3000  
200 South Biscayne Boulevard  
Miami, Florida 33131  
(305) 373-9400

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in the Bylaws but shall never be less than one. The name and address of the initial directors of the Corporation are:

Tibor Hollo  
One Bayfront Plaza, Suite 1100  
100 South Biscayne Boulevard  
Miami, Florida 33131

**EIGHTH:** The Corporation shall indemnify any director or officer to the fullest extent permitted by Florida Law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 15<sup>th</sup> day of April, 1997.



Tibor Hollo, Incorporator

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ACCEPTANCE OF APPOINTMENT  
OF  
REGISTERED AGENT

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TALLAHASSEE, FLORIDA

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.



Tibor Hollo

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