

P97000054940

CAPITAL CONNECTION, INC.

117 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(904) 224-8870 • 1-800-342-8062 • Fax (904) 222-1222

FILED
97 JUN 23 AM 11:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Grove II Apartments,
Inc.

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-06/23/97--01008--005
****122.50 ****122.50

- ___ Art of Inc. File
- ___ EDD Partnership File
- ___ Foreign Corp. File
- ___ I.C. File
- ___ Fictitious Name File
- ___ Name Resurrection
- ___ Mergers File
- ___ Art. of Amend. File
- ___ RA Resignation
- ___ Dissolution / Withdrawal
- ___ Annual Report / Restatement
- Cert. Copy
- ___ Photo Copy
- ___ Certificate of Good Standing
- ___ Certificate of Status
- ___ Certificate of Fictitious Name
- ___ Corp Record Search
- ___ Object Search
- ___ Fictitious Search
- ___ Fictitious Owner Search
- ___ Vehicle Search
- ___ Holding Record
- ___ UCC 1 on File
- ___ UCC 1 Search
- ___ UCC 1 Retrieval
- ___ Comment

OK. JUN 23 1997

Signature

Requested by:

DN 6/23 9:34

Name

Date

Time

Walk-in

Will Pick Up

RECEIVED
97 JUN 23 AM 10:01
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION
OF
GROVE II APARTMENTS, INC.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is GROVE II APARTMENTS, INC.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of this filing of these Articles with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes, as now exists or may after be amended.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 100 share of One Dollar (\$1.00) par value common stock which shall be designated as "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICER AND AGENT

The street address of the initial registered office of this corporation is Offices of 3051 S.W. 27th Avenue, Miami, Florida 33133, and the name of the initial registered agent of this corporation at that address is Pascuale Renzi.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have 2 Directors constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the bylaws; however,

there shall never be less than 1 Director nor more than five. The name(s) and address(es) of the initial Board of Director(s) of this corporation are:

Pascuale Renzi 3051 S.W. 27th Avenue
Miami, Florida 33133

Renzo Renzi 3051 S.W. 27th Avenue
Miami, Florida 33133

ARTICLE VII - INCORPORATOR

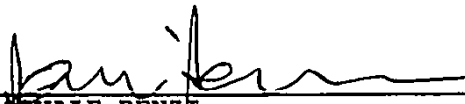
The name and address of the Incorporator signing these Articles is:

Pascuale Renzi 3051 S.W. 27th Avenue
Miami, Florida 33133

ARTICLE VIII - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, by a majority vote of the Board of Directors, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on the 18 day of June, 1997.

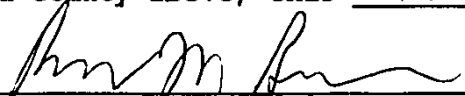

PASCUALE RENZI
Incorporator

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared PASCUALE RENZI, known to be and known by me to be the person who

executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 18 day of June, 1997.


NOTARY PUBLIC, State of Florida
at Large



RICHARD M. BRENNER
COMMISSION # CC 637025
EXPIRES JUN 3, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR
SERVICE OF PROCESS WITHIN THE STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED
=====

In compliance with Sections 48.091 and 607.034, Florida Statutes, the following is submitted:

THAT GROVE II APARTMENTS, INC. desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 3051 S.W. 27th Avenue, Miami, Florida 33133, has named PASCUALE RENZI as its agent to accept service of process within Florida.

Dated: June 18, 1997


PASCUALE RENZI, Director

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


PASCUALE RENZI
Registered Agent

grove-II.art

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97 JUN 23 AM 11:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA