

P98000070872

LAW OFFICES
MARC L. BARBAKOFF
2450 N.E. MIAMI GARDENS DRIVE
SUITE 100
MIAMI, FLORIDA 33180-2717

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 10 PM 2:58

DADE (305) 935-0177
BROWARD (954) 761-7227

ADMITTED IN FLORIDA AND NEW YORK

August 3, 1998

Secretary of State
Division of Corporations
409 East Gaines Street
"The Old Jail"
Tallahassee, Florida 32301

300002611243--0
-08/10/98--01030--009
****122.50 ****122.50

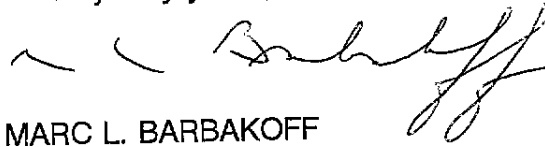
RE: 1840 ESQUIRE APARTMENTS, INC.

Dear Sir or Madam:

Enclosed please find articles of incorporation to be filed with your office. I have enclosed my check in the amount of \$122.50.

If you have any questions or concerns please do not hesitate to contact me.

Very truly yours,



MARC L. BARBAKOFF

MLB/ag
Enclosures
cc: Mr. Dennis Amoils

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 10 PM 2:58

ARTICLES OF INCORPORATION
OF
1840 ESQUIRE APARTMENTS,INC.

WE, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, Chapter 607, providing for the formation of a corporation for profit, with the powers, rights, privileges and immunities hereinafter mentioned, and we hereby make, subscribe and acknowledge and file with the Secretary of State of Florida these Articles of Incorporation; and to that end we do, by these Articles set forth:

ARTICLE ONE - NAME

The name of this corporation is **1840 ESQUIRE APARTMENTS,INC..**

ARTICLE TWO - DURATION

The corporation shall have a perpetual existence.

ARTICLE THREE - PURPOSE

The purpose of this corporation is to engage in any activity or business allowed and permitted to be done by corporations under the statutes of the State of Florida. The corporation shall transact and carry on any business hereinafter mentioned, and all other lawful business not herein delineated, as the need arises, as fully and to the same extent as natural persons might or could do, to wit:

(A) To own, purchase, operate, manage, lease and sell real property for the purpose of investment and/or conversion into condominium units.

(B) To purchase, lease, conduct, operate and negotiate to purchase or lease, and to maintain, a store or stores, offices, warehouse or other premises for sales, distribution centers, warehousing, telephone facilities, storage centers, or other outlets for the purpose of conducting the business of the corporation.

(C) Generally, to make and perform contracts of any kind and description, and for the purpose of attaining any of the objectives of the corporation, to do and perform any other acts and things and to exercise any and all powers which a co-partnership or a natural person could do and exercise and which are now, or hereafter may be authorized by law, and generally do and perform any and all things necessary or incidental to the performing or carrying out of the powers hereinabove specifically delegated or implied or things which are necessary or desirable in order to accomplish them.

ARTICLE FOUR - CAPITAL STOCK

The aggregate number of share which the corporation is authorized to issue is 500 shares of common stock. Such shares shall be of a single class and shall have a par value of \$1.00 per share. All said stock shall be payable in cash, property, labor or services at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose; labor or services may be purchased or paid for with the capital stock at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose.

ARTICLE FIVE - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Principal Office of the corporation is 2042 N.E. 121 Road, North Miami Beach, Florida 33181. The Registered Agent shall be MARC L. BARBAKOFF, ESQ., whose address is 2450 N.E. Miami Gardens Drive, Miami, Florida 33180.

ARTICLE SIX - INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors is three (3). The number of directors may be increased or decreased from time to time in accordance with the By-laws but shall never be less than one. The name and address of each initial director of the corporation is as follows:

Dennis Amoils

2042 N.E. 121 Road
North Miami Beach, Florida 33181

**CERTIFICATE OF DESIGNATION PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That **1840 ESQUIRE APARTMENTS, INC.** desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at the City of Miami, County of Dade, and the State of Florida, has named **MARC L. BARBAKOFF, ESQ.**, located at 2450 N.E. Miami Gardens Drive, Miami, Florida as its agent to accept service of process within its State.



DENNIS AMOIS, INCORPORATOR

DATED: July 31 1998

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said office.



MARC L. BARBAKOFF, REGISTERED AGENT

DATED: July 31 1998

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 AUG 10 PM 2:59