

P980000099192

S

PUBLIC ACCESS SYSTEM  
ELECTRONIC FILING COVER SHEET

((H98000022082 5)))

TO: DIVISION OF CORPORATIONS

FAX #: (850) 922-4001

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

EFFECTIVE DATE

11/24/98

ACCT#: 072450003255

FAX #: (305) 541-3770

NAME: 23RD STREET APARTMENTS, INC.

AUDIT NUMBER.....H98000022082

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

CERT. OF STATUS..0

PAGES.....4

CERT. COPIES.....1

DEL.METHOD... FAX

EST.CHARGE.. \$78.75

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX  
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

\*\* ENTER 'M' FOR MENU. \*\*

ENTER SELECTION AND <CR>:  
Help F1 Option Menu F2

Connect: 00:01:42

FILED  
98 NOV 25 PM 12:35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

TA-11/25/98

EFFECTIVE DATE

11/24/98

1198000022082

ARTICLES OF INCORPORATION

OF

23rd STREET APARTMENTS, INC.

Article I - Name

The name of this corporation is 23rd Street Apartments, Inc.

Article II - Duration

This corporation shall have perpetual existence.

Article III - Purpose

This Corporation is organized for the purpose of transacting any or all lawful business.

Article IV - Capital Stock

This Corporation is authorized to issue one hundred (100) shares of Ten Dollars (\$10.00) par value common stock.

Article V - Initial Registered Office and Agent

The street address of the registered office of this Corporation is 81 Island Drive, Key Biscayne, Florida 33149, and the name of the initial registered agent of this Corporation at that address is A.J. LARREA.

Article VI - Initial Board of Directors

This Corporation shall have one (1) director initially. The number of directors may be increased from time to time by the By-laws but shall never be less than one (1). The name and addresses of the initial director of the Corporation is:

Name

A.J. Larrea

Address

81 Island Dr.  
Key Biscayne, FL 33149

Prepared by:  
Fernando R. Rodriguez  
901 Ponce de Leon Blvd., # 501  
Coral Gables, Fl 33134  
(305)445-0611

1198000022082

FILED  
88 NOV 25 PM 12:35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

498000022082

Article VII - Incorporator

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

A.J. Larrea  
81 Island Dr.  
Coral Gables, FL 33134

Article VIII - Initial Officers

The initial officers of the Corporation are as follows:

A.J. Larrea	- President
A.J. Larrea	- Vice President
A.J. Larrea	- Treasurer
A.J. Larrea	- Secretary

Article IX - Initial Place of Business

The initial place of business of the Corporation is 81 Island Dr. Key Biscayne, Florida 33149

Article X - By-laws

The By-laws of the Corporation are to be made, altered, or rescinded by the Directors of the Corporation.

Article XI - Amendments to Articles

These Articles of Incorporation may be amended by the act of the Directors of the Corporation. Such amendments may be proposed and adopted in a manner provided by the By-laws of the Corporation.

Article XII - Commencement

The existence of this Corporation shall commence on the 24th day of November, 1998.

IN WITNESS WHEREOF, the undersigned has executed the Articles of Incorporation this 24th day of November, 1998.

  
A.J. Larrea

498000022082

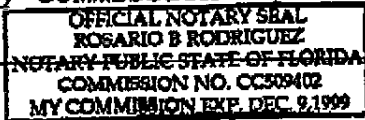
STATE OF FLORIDA )  
 ) SS  
COUNTY OF DADE )

BEFORE ME, the undersigned authority, personally appeared A. J. LARREA, who is known to me to be the person who executed the foregoing Articles of Incorporation or who produced Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 24th day of November 1998.

Rosario B. Rodriguez  
Notary Public, State of Florida at Large

My commission expires:



ACCEPTANCE OF RESIDENT AGENT

I, A. J. LARREA, hereby accept the foregoing Designation of Resident Agent, this 24th day of November, 1998.

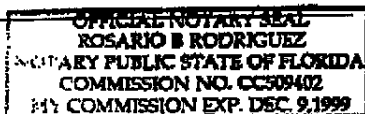
STATE OF FLORIDA )  
 ) SS  
COUNTY OF DADE )

BEFORE ME, the undersigned authority, personally appeared A. J. LARREA, who is known to me to be the person who subscribed to the foregoing Acceptance of Resident Agent, or who produced Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 24th day of November, 1998.

Rosario B. Rodriguez  
Notary Public, State of Florida at Large

My commission expires:



498000022082

FILED

98 NOV 25 PM 12:33  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA