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MEYER & ERSKINE, P.A.

ATTORNEYS AT LAW

31211 AVENUE A

BIG PINE KEY, FLORIDA 33043

LARRY R. ERSKINE

JEFFREY B. MEYER

TELEPHONE 305-872-3400

FAX 305-872-4822

July 30, 1999

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

RE: KEY MANAGEMENT & MAINTENANCE, INC.

700002949997--0

-08/04/99--01037--018

\*\*\*\*\*78.75 \*\*\*\*\*78.75

Dear Secretary:

Enclosed please find the Articles of Incorporation for the above referenced corporation as well as a check in the amount of \$78.75 to file same. I have enclosed a return envelope for your convenience.

I thank you.

Very Truly Yours,

*Julia E. Todd*

Julia E. Todd

Paralegal

/jt

Enc.

FILED  
99 AUG -4 AM 8:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF**

**KEY MANAGEMENT & MAINTENANCE, INC.**

**FILED**  
99 AUG -4 AM 8:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to the Articles of Incorporation, a natural person, competent to contract, hereby forms a corporation under the laws of the State of Florida.

The name of the corporation is:

**KEY MANAGEMENT & MAINTENANCE, INC.**

**II. TERM OF EXISTENCE**

The Corporation shall exist in perpetuity. The date and time of the commencement of the corporate existence shall be the time of the filing of the Articles of Incorporation by the Department of State.

**III. NATURE OF BUSINESS**

The general nature of the business is to be conducted by this corporation is limited to:

**THIS CORPORATION IS ORGANIZED FOR THE PURPOSES OF CONDUCTING ANY AND ALL LAWFUL BUSINESS ENTERPRISES PERMITTED UNDER THE LAWS OF THE STATE OF FLORIDA, INCLUDING BUT NOT LIMITED TO THE MANAGEMENT OF RENTAL PROPERTY, AND ALL OTHER LEGAL BUSINESS.**

**IV. INITIAL REGISTERED AGENT and ADDRESS**

The initial registered agent of the Corporation and his address is : LARRY R. ERSKINE  
31211 AVENUE A  
BIG PINE KEY, FL 33043

## **V. PRINCIPAL ADDRESS OF CORPORATION**

The PRINCIPAL ADDRESS OF THE CORPORATION is:

37445 NORTH EAST 171ST STREET, #20  
NORTH MIAMI BEACH, FL 33160

## **VI. DIRECTORS**

This corporation, shall be exercised by a board of 1 director. The number of directors may be increased from time to time by bylaws adopted by the stockholders.

## **VII. INITIAL DIRECTORS AND OFFICERS**

The name and address of the initial director(s) and officers are as follows:

TERRY SENGELMANN  
1147 READING TERRACE  
WELLINGTON, FL 33414  
D/P/S/T

## **VIII. INCORPORATOR**

The incorporator is: TERRY SENGLEMAN

## **IX. AMENDMENT**

The Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved at a stockholders meeting by a majority of the stockholders entitled to vote thereon, unless all of the Directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of the Articles of Incorporation be made.

## X. CAPITAL STOCK

The Maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having 1.00 par value per share.

  
TERRY SENGLERMANN

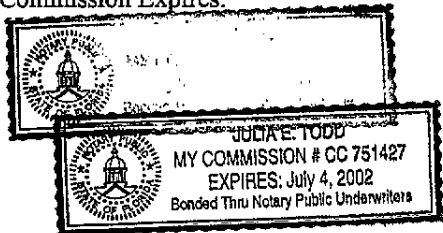
STATE OF FLORIDA  
COUNTY OF MONROE

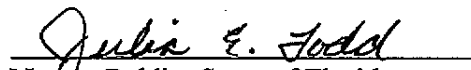
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TERRY SENGLERMANN, to me known to be the individual described in and who executed the foregoing and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at 31211 Avenue A, Big Pine Key, said County and State, this 30<sup>th</sup> day of July, 1999. They are \_\_\_\_\_ personally known or have produced FL. Dr. Lic. as identification.

(Seal)

My Commission Expires:



  
Notary Public, State of Florida  
Julia E. Todd

FILED  
99 AUG -4 AM 8:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

In pursuant of Chapter 48.089, Florida Statutes, the following is submitted in compliance with said act:

FIRST - KEY MANAGEMENT & MAINTENANCE, INC., desiring to organize under the laws of the State of Florida, with its principal corporate office at 37445 NORTH EAST 171ST STREET, NORTH MIAMI BEACH, FL 33160 and the office of the Registered Agent, as indicated in the Articles of Incorporation, at 31211 Avenue A, Big Pine Key, FL 33043, named Larry R. Erskine, as its agent to accept service of process from the state.

ACKNOWLEDGMENT:

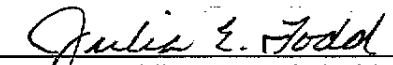
Having been named to accept service of process for the above-stated corporation, at the place designated in the Certificate, I, the undersigned, hereby accept the said appointment, with the provision of the said act, as to keeping open said office.

  
LARRY R. ERSKINE

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LARRY R. ERSKINE, to me known to be the individual described in and who executed the foregoing and acknowledged before me that he, executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal in the county of Monroe, State of Florida,  
30<sup>th</sup> day of July, 1999. He is ✓ personally known or has produced the following form of picture  
identification: \_\_\_\_\_

  
Notary Public, State of Florida  
Julia E. Todd

My Commission Expires:

