

Monday, August 23, 1999 3:53 PM

To: New Filings

From: Mark Hankins,

3056618621

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Division of Corporations

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Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

EFFECTIVE DATE

8-19-99

From:

Account Name : FLORIDA INCORPORATORS, INC.
Account Number : 075350000473
Phone : (305) 661-8503
Fax Number : (603) 761-7427

FILED
99 AUG 23 AM 8:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

Pyramid Realty Residential, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

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AUG-20-99 09:36AM FROM-PYRAMID REALTY GROUP

+3056653850

T-304 P.02/04 F-203

Friday, August 20, 1999 9:32 AM

To: Paul Jones

From: Mark Hankins,

3056618521

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EFFECTIVE DATE
8-19-99

H99000020601

Articles Of Incorporation
OF

PYRAMID REALTY RESIDENTIAL, INC.

THE UNDERSIGNED, ACTING AS INCORPORATOR OF A CORPORATION
UNDER THE FLORIDA BUSINESS CORPORATION ACT, ADOPTS THE
FOLLOWING ARTICLES OF INCORPORATION:

FIRST: The name of the corporation is Pyramid
Realty Residential, Inc.

SECOND: The period of its duration is perpetual.

THIRD: The date of the commencement of the
corporate existence shall be August 19, 1999.

FOURTH: The purpose or purposes for which the
corporation is organized is to engage in the transaction
of any or all lawful business for which the corporation
may be incorporated under the provisions of the Florida
Business Corporation Act.

FLORIDA INCORPORATORS, INC.
1221 BRICKELL AVE, STE. 900
MIAMI, FL 33121
(305) 661-8503

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FIFTH: The aggregate number of shares which the corporation shall have authority to issue is TEN THOUSAND (10,000) SHARES of capital stock, \$.001 par value each.

SIXTH: The number of directors constituting the initial Board of Directors of the corporation is TWO (2) and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are:

MARGARITA C. JONES
1320 S. DIXIE HWY. STE. 921
CORAL GABLES, FL 33134

PAUL L. JONES
1320 S. DIXIE HWY. STE. 921
CORAL GABLES, FL 33134

SEVENTH: The name and address of the incorporator is:

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PAUL L. JONES
1320 S. DIXIE HWY. STE. 921
CORAL GABLES, FL 33134


EIGHTH: The name and address of the initial
registered agent and the initial registered office is:

PAUL L. JONES
1320 S. DIXIE HWY. STE. 921
CORAL GABLES, FL 33134

NINTH: The mailing address and principal office of
the corporation is:

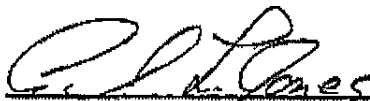
PYRAMID REALTY RESIDENTIAL, INC.
1320 S. DIXIE HWY. STE. 921
CORAL GABLES, FL 33134

DATED: August 19, 1999


PAUL L. JONES
Incorporator

ACCEPTANCE OF REGISTERED AGENT

I hereby am familiar with and accept the duties and
responsibilities as registered agent of the corporation.


PAUL L. JONES
3

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