

P99000079657



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 364733 6594A

AUTHORIZATION :

COST LIMIT : \$ 70.00

Patricia Pigut

ORDER DATE : September 3, 1999

ORDER TIME : 3:30 PM

ORDER NO. : 364733-015

CUSTOMER NO: 6594A

700002980427--8

CUSTOMER: Donald J. Kahn, Esq
GREEN KAHN & PIOTRKOWSKI, PA
GREEN KAHN & PIOTRKOWSKI, PA
317 71st Street

Miami Beach, FL 33141

DOMESTIC FILING

NAME: FRANCO APARTMENTS CORP.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Tamara Odom

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP -8 PM 1:53

9/6/99
RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
99 SEP -8 AM 8:51

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP -8 PM 1:53

ARTICLES OF INCORPORATION
OF
FRANCO APARTMENTS CORP.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

FRANCO APARTMENTS CORP.

The address of the principal office of this corporation shall be 1050 N.E. 91st Terrace, Miami Shores, Florida 33138, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 317 71st Street, Miami Beach, Florida 33141, and the name of the initial registered agent of the corporation at that address is Donald J. Kahn.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have two Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Angelica Lorena Lopez Ferreiros
Director

1050 N.E. 91st Terrace
Miami Shores, Florida 33138

Natalia Coppola
Director

1050 N.E. 91st Terrace
Miami Shores, Florida 33138

ARTICLE VII. OFFICERS

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Angelica Lorena Lopez Ferreiros 1050 N.E. 91st Terrace
President Miami Shores, Florida 33138

Natalia Coppola 1050 N.E. 91st Terrace
Vice President Secretary Treasurer Miami Shores, Florida 33138

ARTICLE VIII. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE IX. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S corporation.

ARTICLE X. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of
Corporation Service Company, has hereunto set thier hand
and seal of Corporation Service Company on September 7, 1999.

CORPORATION SERVICE COMPANY

By: Deborah D. Skipper
It's Agent, Deborah D. Skipper

- ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN ARTICLES OF INCORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP -8 PM 1:53

DONALD J. KAHN, Esq., an individual residing in this State having a business office identical with the registered office of the corporation named below and having been designated as the registered agent in the above and foregoing Articles of Incorporation of:

FRANCO APARTMENTS CORP.

is familiar with and accepts the obligations of the position of Registered Agent under Section 607.9505, Florida Statutes.

Donald J. Kahn
DONALD J. KAHN