

LAW OFFICES
GELB & SPATZ

3400 SOUTHWEST, THIRD AVENUE
MIAMI, FLORIDA 33145

MONROE GELB
CARL A. SPATZ

MIAMI (305) 856-0233
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P99000087625

September 10, 1999

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

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-10/01/99--01064--005
*****78.75 *****78.75

Re: 123rd Street Apartments, Inc.

Dear Sir or Madam:

In reference to the captioned corporation, please find enclosed herewith the following:

1. Original and an executed copy of the Articles of Incorporation.
2. A check made payable to the Division of Corporations in the sum of \$78.75 for the following:

Filing Fee	\$35.00
Certified copy of Articles of Incorporation	\$8.75
Registered Agent Designation	\$35.00
TOTAL	\$78.75

Please return to the undersigned a certified copy of the Articles of Incorporation in the FedEx envelope enclosed for your convenience.

Very truly yours,

GELB & SPATZ

BY: Carl A. Spatz
CARL A. SPATZ

CAS/cs
Enclosures
corporat\secofsta.lt1

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
99 OCT - 1 AM 9:11
FILED

10/5/99 TS

ARTICLES OF INCORPORATION

OF

123rd Street Apartments, Inc.

ARTICLE I

The name and street address of the initial principal office of the corporation is:

123rd Street Apartment, Inc.
6065 N.W. 167 Street (B-3)
Hialeah, Florida 33015

ARTICLE II

This corporation shall have perpetual duration:

ARTICLE III

The purpose for which this corporation is organized is the transaction of any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV

The aggregate number of shares the corporation is authorized to issue is one hundred (100) shares, each share to be of \$10.00 par value.

ARTICLE V

The street address of the registered agent of the corporation is 3400 S.W. 3rd Avenue, Miami, Florida 33145, and the name of the registered agent is Carl A. Spatz.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the corporation is one (1) and the name and address of the person serving as director until their successor is elected is:

NAME:

ADDRESS:

Delroy St. Elmo Cowan

19500 St. Anderws Drive
Miami, Florida 33015

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VII

The name and address of the sole incorporator is:

NAME:

ADDRESS:

Cary Stuart

3400 S.W. Third Avenue
Miami, Florida 33145

Dated this 30 day of September, 1999.

Cary Stuart

CARY STUART

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this day before me personally appeared Cary Stuart, who is personally known or exhibited her drivers license as identification to me known to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed same of her voluntary act and deed and she did or did not take an oath.

Witness my hand and seal in the County and State last aforesaid this 30th day of September, 1999.

M. E. Capestany

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:



The undersigned hereby accepts the designation of registered agent in the State of Florida for 123rd Street Apartments, Inc., and hereby agrees to serve as registered agent until which designation is terminated in accordance with the Florida General Corporation Act.

Carl A. Spatz

CARL A. SPATZ

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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
)SS
COUNTY OF *DADE*)

I HEREBY CERTIFY that on this day before me personally appeared Carl A. Spatz, who is personally known to me known to be the person described in and who executed the foregoing Acceptance of Designation as Registered Agent and acknowledged before me that he executed same of his voluntary act and deed.

Witness my hand and seal in the County and State last aforesaid this 30th day of September, 1999.



NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

