



THE UNITED STATES  
CORPORATION  
COMPANY

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99 DEC 10 PM 3:17

ACCOUNT NO. : 072100000032

REFERENCE : 510694

AUTHORIZATION : Patricia

COST LIMIT : \$ 78.75

ORDER DATE : December 9, 1999

ORDER TIME : 10:05 AM

ORDER NO. : 510694-005

CUSTOMER NO: 4306972

CUSTOMER: Ms. Lenny Capestany  
GELB & SPATZ  
GELB & SPATZ  
3400 S.w. 3rd Avenue  
Miami, FL 33145

800003067048--5

DOMESTIC FILING

NAME: 168TH STREET APARTMENTS,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
\_\_\_\_ PLAIN STAMPED COPY  
\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Erika Carlson

EXAMINER'S INITIALS: \_\_\_\_\_

FILED  
98 DEC 10 PM 4:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

T. SMITH DEC 10 1999

ARTICLES OF INCORPORATION  
OF  
168TH STREET APARTMENTS, INC.

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:

168TH STREET APARTMENTS, INC.

The address of the principal office of this corporation shall be 6065 Northwest 167th Street, B-3, Miami, Florida 33015, 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 100 shares of common stock having \$10.00 par value per share.

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TALLAHASSEE, FLORIDA

#### ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

#### 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 one Director, initially. The name and address of the initial member of the Board of Directors is:

Delroy St. Elmo Cowan	19500 East Street Andrews Drive
Dir.	Miami, Florida 33015

#### 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:

Delroy St. Elmo Cowan	19500 East Street Andrews Drive
Pres./Sec./Treas.	Miami, Florida 33015

ARTICLE VIII. 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 their hand and seal of Corporation Service Company on December 10, 1999.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap  
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap  
Its Agent, Laura R. Dunlap

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

99 DEC 10 PM 4:00

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