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CORRECTION

FLORIDA NON-PROFIT CORPORATION

75 W. COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC.

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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

March 21, 2001

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SUBJECT: 75. W. COMMERCE CENTER CONDOMINIUM ASSOCIATION IV INC.
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Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

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ARTICLES OF INCORPORATION

OF

75 W. COMMERCE CENTER

CONDOMINIUM ASSOCIATION, IV INC.

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TALLAHASSEE, FLORIDA

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, et seq., and hereby certify as follows:

ARTICLE I

The name and principal place of business of the corporation shall be:

75 W. COMMERCE CENTER CONDOMINIUM ASSOCIATION, IV INC., 2635 W. 81st St., Hialeah, Florida 33016.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows:

To be the Association (as defined in the Condominium Act of the State of Florida, F.S. 718, et seq.), for the operation of 75 W. COMMERCE CENTER, IV, INC., a condominium created pursuant to the provisions of the Condominium Act; and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium as set forth in the Declaration of Condominium established for said condominium.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to the termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Miami-Dade County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and residence of the subscribers to these Articles of Incorporation are as follows:

William De La Sierra

2635 W. 81st St
Hialeah, Florida 33016

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Hialeah, Florida 33016

David Williams

3085 W. 80th St.
Hialeah, Florida 33016

ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Administration, composed of three (3) members. The Directors subsequent to the first Board of Administration, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification, and resignation of Directors and for filling vacancies on the Directorate, shall be established by the Bylaws.

Section 2. The principal officers of the corporation shall be:

President - William De la Sierra

Vice President- David Williams

Secretary/Treasurer – Ileana Verguizas

who shall be elected from time to time in the manner set forth in the Bylaws adopted by the corporation.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and Bylaws, are as follows:

President - William De la Sierra

Vice President- David Williams

Secretary/Treasurer – Ileana Verguizas

ARTICLE VIII

The following persons shall constitute the first Board of Administration and shall serve until the first election of the Board of Administration at the first regular meeting of the membership:

William De la Sierra

David Williams

Ileana Verguizas

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Administration.

Prior to the time the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, said first Board of Administration shall have full power to amend, alter or rescind said Bylaws by a majority vote.

After the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the Bylaws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote,

- (a) If the proposed change has been approved by the unanimous approval of the Board of Administration, then it shall require approval by only a majority of the voting interest of the Unit Owners.
- (b) If the proposed change has not been approved by the unanimous vote of the Board of Administration, then the proposed change must be approved by three-fourths (3/4) of the total voting interest of the Unit Owners.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or Director and shall be adopted in the same manner as is provided for the amendment of the Bylaws set forth in Article IX above. Said Amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval, by the membership, sealed with the corporate seal, signed by the Secretary, or an Assistant Secretary, and executed and acknowledged by the President, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI

This Corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium.

ARTICLE XII

There shall be no dividends paid to any of the members nor shall any part of the income of the corporation be distributed to its Board of Administration or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the unit owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the unit owners, subject to approval by the Board of Administration of the Association. The corporation may pay compensation in a reasonable amount to its members, Directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution or Bylaws.

ARTICLE XIII

Ileana Verguizas

2635 W. 81st St
Hialeah, Florida 33016

David Williams

3085 W. 80th St.
Hialeah, Florida 33016

ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Administration, composed of three (3) members. The Directors subsequent to the first Board of Administration, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification, and resignation of Directors and for filling vacancies on the Directorate, shall be established by the Bylaws.

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Vice President- David Williams

Secretary/Treasurer – Ileana Verguizas

ARTICLE VIII

The following persons shall constitute the first Board of Administration and shall serve until the first election of the Board of Administration at the first regular meeting of the membership:

William De la Sierra

David Williams

Ileana Verguizas

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Administration.

The principal offices of the corporation shall be located at 2637 W. 81st Street but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Administration.

IN WITNESS WHEREOF, the subscribers hereto have herunto set their hands and seals this day 19 of MARCH 2001.

In the presence of:

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
WILLIAM DE LA SIERRA

[Signature]
ILEANA VERGUIZAS

[Signature]
DAVID WILLIAMS

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.:

BEFORE ME, the undersigned authority, personally appeared William De la Sierra, Ileana Verguizas and David Williams, who, being personally well known to me, who did not take an oath, but, after being by me first duly sworn, after being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of 75 W. COMMERCE CENTER CONDOMINIUM ASSOCIATION, IV INC., a Florida corporation not for profit, for the purposes therein expressed.

WITNESS my hand and official seal at Miami-Dade County Florida, this 19 day of MARCH 2001

[Signature]
Notary Public, State of Florida
My Commission Expires:

RAUL DE LA SIERRA
Comm. No. CC 658874
My Comm. Exp. Nov. 12, 2001
Bonded thru Richard Ins. Agcy.



RAUL DE LA SIERRA
Comm. No. CC 658874
My Comm. Exp. Nov. 12, 2001
Bonded thru Richard Ins. Agcy.


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**CERTIFICATION OF DESIGNATION AND ACCEPTANCE
OF REGISTERED AGENT/OFFICE**

Pursuant to the provisions of Sec. 607.0501, *Fla. Stat.*, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement designating the registered office/registered agent, in the State of Florida.

First that 75 W. Commerce Center Condominium Association, IV, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, has named David A. Wolfson located at 15321 S. Dixie Hwy., Suite 209; Miami, Florida 33157 as its agent to accept service of process within this State.

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



David A. Wolfson

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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