

N9800000495



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 027782 8690A

AUTHORIZATION :

*Patricia Pizutto*

COST LIMIT : \$ 70.00

ORDER DATE : November 10, 1998

ORDER TIME : 11:37 AM

ORDER NO. : 027782-005

CUSTOMER NO: 8690A

CUSTOMER: Mr. Anthony Varrone,  
BEDZOW KORN BROWN WOLFE &  
BEDZOW KORN BROWN WOLFE &  
P. O. Box 8020

Hallandale, FL 33008

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 NOV 13 PM 2:31

7000002687207-

DOMESTIC FILING

NAME: 921 JEFFERSON AVE. ASSOC.,  
INC.

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: Jeanine Reynolds

EXAMINER'S INITIALS:

626-621  
W98-25671

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DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

RECEIVED  
98 NOV 16 PM 12:27  
DIVISION OF CORPORATIONS

November 13, 1998

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: 921 JEFFERSON AVE. ASSOC., INC.  
Ref. Number: W98000025671

We have received your document for 921 JEFFERSON AVE. ASSOC., INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

You must list at least one incorporator with a complete business street address.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 398A00054913

**RESUBMIT**  
Please give original  
submission date as file date.

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ARTICLES OF INCORPORATION  
OF

921 JEFFERSON AVE. ASSOC., INC.  
A NONPROFIT CORPORATION

We, the undersigned, with other persons being desirous of forming a nonprofit corporation, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I.

The name of the corporation shall be:

921 JEFFERSON AVE. ASSOC., INC.

The address of the principal office of this corporation shall be 921 Jefferson Avenue, Miami Beach, Florida 33139, and the mailing address of the corporation shall be 420 15th Street, Miami Beach, Florida 33139.

ARTICLE II.

The general purpose of the business or businesses to be transacted by this corporation, together with and in addition to the authority and powers conferred by the laws of the State of Florida is to operate a condominium association.

ARTICLE III

The manner in which the directors are to be elected or appointed is elected by the majority vote by the board of directors.

ARTICLE IV

The name and address of the incorporator of these

Articles of Incorporation is : Gary A. Korn, Esq.  
Suite 200, 20803 Biscayne Boulevard,  
Aventura, Florida 33180

ARTICLE V

This corporation is to exist perpetually.

ARTICLE VI. 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: Susan Solman 921 Jefferson Avenue  
Pres. Miami Beach, Florida 33139

Lionel Goldbart same  
Vice Pres.

Angelo Armentos same  
Sec. ---

Gary Frangipane same  
Treas.

#### ARTICLE VII

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 three directors, initially. The name and street addresses of the initial members of the Board of Directors

are: Susan Solman                      921 Jefferson Avenue  
Dir.                                      Miami Beach, Florida 33139

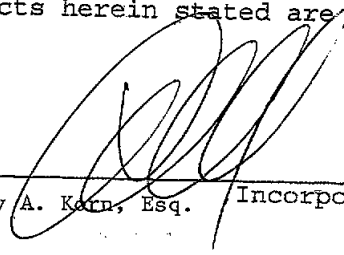
Angelo Armentos                      same  
Dir.                                      -

Gary Frangipane                      same  
Dir.                                      -

#### ARTICLE VIII

The street address of the initial registered office of the corporation shall be Suite 200, 20803 Biscayne Boulevard, Aventura, Florida 33180, and the name of the initial registered agent of the corporation at that address is Gary A. Korn, Esq.

I, the undersigned, being the original Incorporator of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of 921 JEFFERSON AVE. ASSOC., INC., and I hereby declare and certify that the facts herein stated are true.

  
\_\_\_\_\_  
Gary A. Korn, Esq. Incorporator

jkg

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**ACCEPTANCE OF REGISTERED AGENT**  
**DESIGNATED IN THE ARTICLES OF INCORPORATION**

GARY A. KORN. ESO., 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:  
921 JEFFERSON AVE. ASSOC., INC. is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: 

Printed Name: GARY A. KORN. ESO.