

NO2000007222

Law Offices
MICHAEL K. FELDMAN, P.A.

1111 Kane Concourse
Suite 200
Bay Harbor Islands,
Florida 33154-2025

Telephone: 305-865-5716 (Miami-Dade)
954-921-2380 (Broward)
Fax: 305-865-5710

August 26, 2002

VIA FEDERAL EXPRESS
USA AIRBILL NO. 8360 6385 2864

1-850-488-9000

Secretary of State
Corporation Division
409 E. Gaines St.
Tallahassee, FL 32399

500007366165--9
-08/27/02--01032--005
*****78.75 *****78.75

Re: Lamar on Ponce Condominium Association, Inc.

Dear Friends:

In regard to the above matter, please find enclosed Articles of Incorporation and our check in the amount of \$78.75 for the filing fee, Registered Agent fee and Certified Copy.

I call your attention to Article V which lists the Registered Office and Registered Agent.

Please forward Certified Copy in care of the undersigned.

Very truly yours,



Michael K. Feldman, Esq.

MKF:fw
Enclosures

FILED
2002 SEP 20 AM 9:06
SECRETARY OF STATE
TALLAHASSEE FLORIDA

626
002-25150
2589-2557-611

9/23/02



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

FILED

2002 SEP 20 AM 9:06

SECRETARY OF STATE
TALLAHASSEE FLORIDA

September 6, 2002

MICHAEL K. FELDMAN, ESQ.
1111 KANE CONCOURSE
SUITE 200
BAY HARBOR ISLANDS, FL 33154-2025

SUBJECT: LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W02000025156

We have received your document for LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 702A00051538



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

August 29, 2002

MICHAEL K. FELDMAN, ESQ.
1111 KANE CONCOURSE
SUITE 200
BAY HARBOR ISLANDS, FL 33154-2025

SUBJECT: LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W02000025156

We have received your document for LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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.

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) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 702A00050451

FILED

ARTICLES OF INCORPORATION
OF
LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

2002 SEP 20 AM 9:06

STATE
TALLAHASSEE FLORIDA

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME

The name of this corporation is LAMAR ON PONCE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

ARTICLE II. TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Miami-Dade County, Florida, and known as LAMAR ON PONCE, a condominium ("the condominium"), to be created under the declaration of condominium ("the declaration").

ARTICLE IV. MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The corporation's principal office and/or mailing address are the street address of the initial registered office of this corporation is 4817 Ponce de Leon Boulevard, Coral Gables, FL 33146 and the name of the initial registered agent of this corporation at that address is Claude Peter Lamar.

ARTICLE VI. MANAGEMENT

The method of election of directors is as stated in the By-Laws. The names and addresses of the unit owners who comprise the first Board of Directors of the Association are the subscribers hereto.

The names, addresses and positions of the incorporators to

these articles are as follows:

NAME

CLAUDE PETER LAMAR, President


ADDRESS

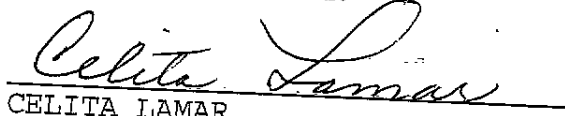
4817 Ponce de Leon Blvd.
Coral Gables, FL 33146

CELITA LAMAR, Secretary/Treasurer

4821 Ponce de Leon Blvd.
Coral Gables, FL 33146

IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on August 21, 2002.



CLAUDE PETER LAMAR


CELITA LAMAR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared CLAUDE PETER LAMAR and CELITA LAMAR, who are personally known to me produced as identification, and who were sworn and say that the foregoing is true.

Sworn to before me on August 21 2002.


NOTARY PUBLIC - STATE OF FLORIDA

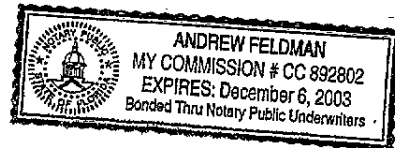
Andrew Feldman

Printed Name

My Commission Expires: _____

(Notary Seal)

C:\WP51\LAMAR CONDOMINIUM\ARTICLES OF INCORPORATION.wpd



FILED

2002 SEP 20 AM 9:06

ACCEPTANCE OF REGISTERED AGENT

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Having been named as registered agent and to accept service of process for the above stated corporation, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



CLAUDE PETER LAMAR, Reg. Agt.

September 16, 2002