

**Electronic Articles of Incorporation
For**

N06000000125
FILED
January 05, 2006
Sec. Of State
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770 CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

770 CONDOMINIUM ASSOCIATION, INC.

Article II

The principal place of business address:

770 NE 128TH
NORTH MIAMI, FL. 33139

The mailing address of the corporation is:

770 NE 128TH
NORTH MIAMI, FL. 33139

Article III

The specific purpose for which this corporation is organized is:

FOR THE OPERATION OF A CONDOMINIUM, AND ALL LAWFULL
PURPOSES THEREOF.

Article IV

The manner in which directors are elected or appointed is:

IN ACCORDANCE WITH THE BY-LAWS

Article V

The name and Florida street address of the registered agent is:

BAKER CRONIG GASSENHEIMER LLP.
3250 MARY STREET
#307
MIAMI, FL. 33133

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: JESSE M. KEENAN

Article VI

The name and address of the incorporator is:

JESSE M. KEENAN, ESQ
3250 MARY STREET
307
MIAMI, FLORIDA 33133

Incorporator Signature: JESSE M. KEENAN

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
DANA J BERMAN
3250 MARY STREET, #501
MIAMI, FL. 33133

Title: VP
DAREN A SCHWARTZ
3250 MARY STREET, #501
MIAMI, FL. 33133

Title: S/T
JOSEPH E GILLIS
3250 MARY STREET, #501
MIAMI, FL. 33133

Article VIII

The effective date for this corporation shall be:

01/04/2006