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RICARDO MARTINEZ-CID P.A.

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Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

3070-3072 NEW YORK CONDOMINIUM ASSOCIATION, INC.

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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

FLORIDA BAR NO. 157029 / AUDIT NUMBER: HC6000250942 3

ARTICLES OF INCORPORATION

3070-3072 NEW YORK CONDOMINIUM ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT

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 Statutes 617, et Seq., and hereby certify as follows:

ARTICLE I

The name of the corporation will be 3070-3072 NEW YORK CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The general purpose of this non-profit corporation will be as follows: To be the "Condominium Association" (as defined in the Condominium Act of the State of Florida, Florida Statutes 718, Et Seq.) for the operation of 3070-3072 NEW YORK CONDOMINIUM to be created pursuant to the provisions of the Condominium Act, and as such Condominium Association to operate and administer said Condominium and carry out the functions and duties of said Condominium Association as set forth in the Declaration of Condominium establishing said Condominium and Exhibits annexed thereto.

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ARTICLE III

All persons who are owners of condominium parcels within said Condominium will automatically be members of this corporation. Such membership will automatically terminate when such person is no longer the owner of a condominium parcel. Membership in the corporation will be limited to such condominium parcel owners. Subject to the foregoing, admission to and termination of membership will be governed by the Declaration of Condominium that will be filed for said Condominium in the Public Records of Miami-Dade County, Florida.

ARTICLE IV

This corporation will begin its corporate existence on the date these articles are filed with the Florida Secretary of State, and will have perpetual existence.

ARTICLE V

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

MIGUEL I. LOPEZ of 13028 SW 128 Street, Miami, Florida 33186.

ALFREDO J. GARCIA of 13028 SW 128 Street, Miami, Florida 33186.

ARTICLE VI

Section 1. The affairs of the corporation will be managed and governed by a Board of Directors composed of not less than two (2) nor more than the number specified in the By-Laws. Directors, subsequent to the first Board, will be elected at the annual meeting of the membership for a term of one (1) year or until their successors will be elected and qualify. Provisions for such election and provisions respecting the removal, disqualification and resignation of directors and for filling vacancies on the Directorate will be established by the By-Laws.

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Section 2. The principal officers of the corporation, will be will be President, Vice-President, Secretary and Treasurer. The original officers named in ARTICLE VII below will serve until the first election of officers elected pursuant to the terms of the Declaration of Condominium and By-Laws. Thereafter, officers will be elected, from time to time, in the manner set forth in the By-Laws adopted by the corporation. One person may not hold more than one of the aforementioned offices, except that a Vice President may be also either Treasurer or Secretary.

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 By-Laws, are as follows:

VICE PRESIDENT, SECRETARY, TREASURER: MIGUEL T. LOPEZ
PRESIDENT: ALFREDO J. GARCIA

ARTICLE VIII

The following persons will constitute the first Board and will serve until the first election to be held at the first regular meeting of the membership:

MIGUEL T. LOPEZ of 13028 SW 128 Street, Miami, Florida 33186.
ALFREDO J. GARCIA of 13028 SW 128 Street, Miami, Florida 33186.

ARTICLE IX

The By-Laws of the corporation will initially be made and adopted by its first Board. After the time the property described in Article II above has been submitted to Condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting or at a duly convened special meeting of the

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membership attended by a majority of the membership, by vote, as follows:

- A. If the proposed change has been approved by the unanimous approval of the Board, then it will require only a majority of the total membership to be adopted.
- B. A change must be approved by the unanimous vote of the Board, including, without limitation, any changes to the size or configuration of units will require the unanimous consent of all Unit Owners; any changes to the Declaration, By-Laws or equivalent documents of the Condominium, which establish, provide for, govern or regulate (1) voting; (2) assessments, assessment liens or subordination of such liens; (3) insurance or Fidelity Bonds; (4) rights to use of the common elements; (5) responsibility for maintenance and repair of the several portions of the Condominium; (6) expansion or contraction of the condominium regime or the addition, annexation or withdrawal of property to or from the regime; (7) the interests in the general or limited common elements; (8) convertibility of units into common elements or of common elements into units; (9) leasing of units; (10) imposition of any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his/her/its or her unit in the Condominium; and/or (11) establishment of self-management by the condominium association.

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Also, provided, however, that any changes to the Declaration, By-Laws or equivalent documents of the Condominium, which materially affect the rights or interest of mortgagees, or where such consent is otherwise required by the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation will be subject to the approval of all first mortgagees having an interest on a unit(s), which approval may not be unreasonably withheld. Also, provided, however, that no amendment will change the rights or privileges of Developer referred to in said Declaration and Exhibits attached thereto, without Developer's written approval.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member or director and will be adopted in the same manner as is provided for the amendment of the By-Laws as set forth in Article IX above. Said amendment(s) will 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 and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State and all filing fees are paid.

ARTICLE XI

This corporation will have all of the power set forth in Florida Statute 617.021, and all of the powers set forth in the Condominium Act of the State of Florida, all powers granted to it by the Declaration of Condominium and Exhibits annexed thereto.

ARTICLE XII

There will be no dividends paid to any of the members nor will any part of the income of the corporation be distributed to its Board or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess will

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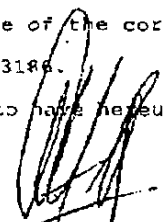
to be applied against future expenses, etc. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes and, upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution will be deemed to be a dividend or distribution of income. The corporation will issue no share of stock of any kind or nature whatsoever. Membership in the corporation and the transfer thereof, as well as the number of members, will be upon such terms and conditions as provided for in the Declaration of Condominium and the By-Laws. The voting rights of the owners of parcels in said Condominium property will be as set forth in the Declaration of Condominium and/or the By-Laws.

ARTICLE XIII

The original principal and mailing office of the corporation will be 13028 SW 128 Street, Miami, Florida 33186.

IN WITNESS WHEREOF, the Subscribers hereto have hereunto set their hands and seals this October __, 2006.

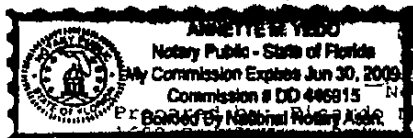

MIGUEL T. LOPEZ

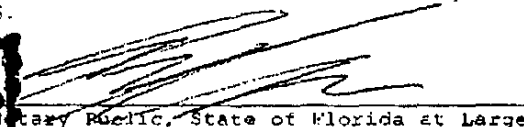

ALFREDO J. GARCIA

STATE OF FLORIDA)
) SS:
MIAMI-DADE COUNTY)

BEFORE ME, the undersigned authority, personally appeared MIGUEL T. LOPEZ and ALFREDO J. GARCIA, who, after being first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation of 3070-3072 NEW YORK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, for the purposes therein expressed, which were sworn to and subscribed before me this October 23, 2006.

WITNESS my hand and official seal at the State and County aforesaid this October 23, 2006.




Adrienne Y. Yoo, Notary Public, State of Florida at Large
My Commission Expires Jun 30, 2009
Commission # DD 446815
Proposed By: Ricardo Martinez-Cid
13028 SW 128 Street, Miami, Florida 33186
Telephone (305) 859-7494 / Facsimile (305) 858-2513
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CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is
submitted in compliance with said Act:

THAT, 3070-3072 NEW YORK CONDOMINIUM ASSOCIATION, INC., desiring to
organize under the laws of the State of Florida, with its principal
offices at 13028 SW 128 Street, Miami, Florida 33186, has named
ALFREDO J. GARCIA, whose office is located at 13028 SW 128 Street,
Miami, Florida 33186, as its agent to accept service of process
within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated
corporation, at the place designated in this Certificate, I hereby
accept to act in this capacity, and agree to comply with the
provisions of said Act relative to keeping open said office.

ALFREDO J. GARCIA

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TALLAHASSEE, FLORIDA

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