

No 70000006233

(Requestor's Name)

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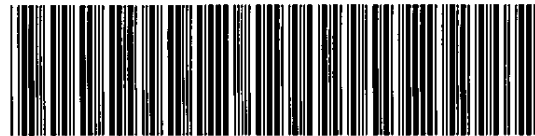
(Business Entity Name)

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DIVISION OF CORPORATIONS
07 JUN 21 PM 3:56

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COVER LETTER

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

07 JUN 21 PM 3:56

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Miami-Dade Preservation and Planning Action Group, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Thomas S. Wrobel
Name (Printed or typed)

870 Market Street
Address

San Francisco, CA 94102
City, State & Zip

415-928-4161
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S., (Not for Profit)

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

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ARTICLE I NAME

The name of the corporation shall be:

Miami-Dade Preservation and Planning Action Group, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1224 Washington Avenue, Miami Beach, FL 33139

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

See Attached.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

See Attached.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

Christina LaBuzetta, President/Chair, Unit 301, Ocean Drive, Miami Beach, FL 33139
Austin O'Tolle, Vice President, Unit 606, 465 Ocean Drive, Miami Beach, FL 33139
Stuart Smith, Secretary, Unit 3304, 100 South Pointe Drive, Miami Beach, FL 33139
Michael Whitman, Treasurer, Suite 536, 123 S.E. 3rd Avenue, Miami, FL 33131

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Kent Harrison Robbins, 1224 Washington Avenue, Miami Beach, FL 33139

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Thomas S. Wrobel, 870 Market Street, Suite 645, San Francisco, CA 94102

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



Signature/Registered Agent

6/18/07

Date



Signature/Incorporator

6/12/07

Date

Miami-Dade Preservation and Planning Action Group, Inc.

Article III

Purpose

The organization will educate the general public and public officials about proposed projects and their impact on quality of life issues and neighborhood interests. It will make presentations before development and planning boards of the municipalities and other government entities having jurisdiction over development and planning in Miami- Dade County. It will initiate advertising and public relations campaigns to advocate for neighborhood preservation, historic preservation, and quality of life issues as well as introduce issues related to anticipated consequences of development and construction projects into the government policy making.

Article IV

Manner of Election

At the annual meeting of directors held in **the first week in December** at the principal office of the corporation, directors shall be elected by the Board of Directors in accordance with this section. Cumulative voting by directors for the election of directors shall not be permitted. The candidates receiving the highest number of votes up to the number of directors to be elected shall be elected. Each director shall cast one vote, with voting being by ballot only.

Article VIII

- A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(4) of the Internal Revenue Code.
- B. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.
- C. The property of this corporation is irrevocably dedicated to civic and historic preservation purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for civic and preservation purposes and which has established its tax-exempt status under Section 501(c)(4) of the Internal Revenue Code.