

N96000004303



PREMIER HALL
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 056823 4374271

AUTHORIZATION : *Patricia Pygott*

COST LIMIT : \$ 70.00

ORDER DATE : August 16, 1996

ORDER TIME : 2:40 PM

ORDER NO. : 056823

CUSTOMER NO: 4374271

CUSTOMER: David M. Krause, Esq.
HERZFELD & RUBIN

Suite 1501
801 Brickell Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: IATSE 477 REALTY CORP.

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: Cindy Helentjaris

EXAMINER'S INITIALS:

95 AUG 15 AM 9:42
STATE
CLERK OF SUPERIOR COURT
JUDICIAL DISTRICT 13

cc
8/19/96

93 JUN 16 PM 9:12

ARTICLES OF INCORPORATION OF
IATSE 477 REALTY CORP.
A Not for Profit Florida Corporation

ARTICLE I

The name of the corporation is IATSE 477 REALTY CORP.

ARTICLE II

The address of the principal office and mailing address is:

8025 N.W. 36 Street
Miami, Florida 33166

ARTICLE III

The corporation may engage in or transact any and all activity or business permitted under the laws of the United States and of the State of Florida, not inconsistent with Chapter 617, Florida Statutes.

ARTICLE IV

The names and addresses of the Corporations three initial Directors are:

THOMAS V. COCHEO
8025 N.W. 36 Street
Miami, Florida 33166

NORMAN ZUCKERMAN
8025 N.W. 36 Street
Miami, Florida 33166

BEN F. LOWE
8025 N.W. 36 Street
Miami, Florida 33166

The method of election, appointment and retention of directors shall be stated in the corporations bylaws.

ARTICLE V

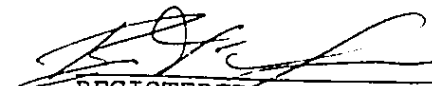
The purposes and powers for this Corporation are limited to those specified in Section 501(c)(3) and 501(c)(5), IRC. The assets of the Corporation are permanently dedicated to the exempt purposes of Section 501(c)(3) and 501(c)(5), IRC. The purposes for which the Corporation is organized are exclusively religious, charitable, scientific, literary, educational and/or related to Labor Union operation within the meaning of Section 501(c)(3) and 501(c)(5), IRC, 1986, or the corresponding provision of any future United States Internal Revenue law. Notwithstanding any other provision of these Articles, this organization shall not carry on any activities not permitted to be carried on by an organization exempt from Federal income tax under Section 501(c)(3) and 501(c)(5), IRC, 1986, or the corresponding provision of any future United States Internal Revenue law. Upon dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) and 501(c)(5), IRC, 1986, or corresponding section of any future Federal Tax Code, or shall be distributed to the Federal, state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction, in the county in which the principal office of the organization is then located, exclusively for such purposes. All titles, copyrights, royalties or similar interests in the tape recordings, books or other material prepared for the organization's activities will be held by the organization and in its name.

ARTICLE VI

The corporation's initial Registered Agent and Registered Office:

BEN F. LOWE
8025 N.W. 36 Street
Miami, Florida 33166

Having been named initial Registered Agent to accept service of process for the corporation at the initial registered office designated herein, I hereby accept such status and consent to act in the capacity and agree to comply with all the requirements of law pertaining thereto.


REGISTERED AGENT, BEN F. LOWE

ARTICLE VII

The names and addresses of the Incorporators:

THOMAS V. COCHEO
8025 N.W. 36 Street
Miami, Florida 33166

NORMAN ZUCKERMAN
8025 N.W. 36 Street
Miami, Florida 33166

BEN F. LOWE
8025 N.W. 36 Street
Miami, Florida 33166

Thomas V. Cocheo
THOMAS V. COCHEO

Norman Zuckerman
NORMAN ZUCKERMAN

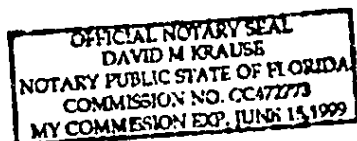
B. F. Lowe
BEN F. LOWE

STATE OF FLORIDA :
COUNTY OF DADE :

BEFORE ME, the undersigned authority, personally appeared THOMAS V. COCHEO, NORMAN ZUCKERMAN and BEN F. LOWE, who ☒ are personally known or who ☐ presented _____ as identification and who stated that they were the persons described in and who executed the foregoing Articles of Incorporation and they acknowledged before me that they signed same for the purposes therein expressed.

WITNESS my hand and official seal at Miami, Dade County, Florida, this 14 day of August, 1996.

[Signature]
Notary Public



1201 HAYS STREET

800-342-8086

ALLAH, FL 33131

904-251-9171

1-800-342-8086 FAX

N96000004303



PRINTING & LEGAL & FINANCIAL SERVICES

ACCOUNT NO.

96 AUG 28 11:10:55
DIVISION 072100000032

REFERENCE : 067975 4374271

AUTHORIZATION : *Tulencia Page*

COST LIMIT : \$ 35.00

ORDER DATE : August 28, 1996

ORDER TIME : 9:38 AM

ORDER NO. : 067975

CUSTOMER NO: 4374271

CUSTOMER: David M. Krause, Esq.
Herzfeld & Rubin
Suite 1501
801 Brickell Avenue
Miami, FL 33131

800001934498

DOMESTIC AMENDMENT FILING

NAME: IATSE 477 REALTY CORP.

EFFECTIVE DATE:

XX ARTICLES OF AMENDMENT
 RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Cindy Helentjaris

EXAMINER'S INITIALS:

96 SEP -4 PM 2:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Handwritten initials and date: 7/11/96, KKG



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

86 SEP -1 11:02:03

August 28, 1996

CSC NETWORKS
CINDY
TALLAHASSEE, FL

SUBJECT: IATSE 477 REALTY CORP.
Ref. Number: N96000004303

~~RESUBMIT~~

Please give original
submission date as file date

We have received your document for IATSE 477 REALTY CORP. and the authorization to debit your account in the amount of \$35.00. However, the document has not been filed and is being returned for the following:

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

The capacities of the person(s) signing the document must be typed or printed beneath the signatures.

Please return 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 (904) 487-6957.

Joy Moon-French
Corporate Specialist

Letter Number: 696A00040799

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION
OF

IATSE 477 REALTY CORP.

SEP-4 PM 2:45
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617, Florida Statutes, the Board of Directors of this corporation met on August 21, 1996. No member or members were entitled to vote on this Amendment and the Board adopted the following Articles of Amendment to its Articles of Incorporation:

1. ARTICLE V is hereby deleted in its entirety and replaced with the following:

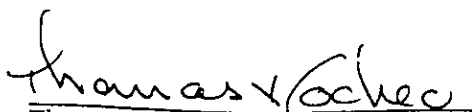
ARTICLE V

The purposes and powers for this Corporation are limited to those specified in Section 501(c)(2), IRC. The assets of the Corporation are permanently dedicated to the exempt purposes of Section 501(c)(2), IRC. The purposes for which the Corporation is organized are exclusively for holding title to property, collecting income therefrom, and turning over the net income to an exempt organization. Notwithstanding any other provision of these Articles, this organization shall not carry on any activities not permitted to be carried on by an organization exempt from Federal income tax under Section 501(c)(2), IRC, 1986, or the corresponding provision of any future United States Internal Revenue law. Upon dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(2), IRC 1986, or corresponding section of any future Federal Tax Code, or shall be distributed to the Federal, state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction, in the county in which the principal office of the organization is then located, exclusively for such purposes.

2. The date of the adoption of this Amendment by the Board of Directors is August 21, 1996.

3. This amendment was adopted by the Board of Directors by unanimous vote.

SIGNED this 2nd day of September, 1996.



Thomas V. Cocheo
Chairman of the Board of Directors