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Chapter Number Only

11-11-96 Steve K.

Kress Florida law firm
Requestor's Name
10401 S.W. 8th Ave. #114
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Miami, FL 33173
City State ZIP Phone
#279-1600

VALIDATION ONLY

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*****87.50 *****87.50

CORPORATION(S) NAME

Beacon - Miami Airport West Tenants
Association, Inc.

<input checked="" type="checkbox"/> Profit	<input type="checkbox"/> Amendment	<input type="checkbox"/> Merger
<input type="checkbox"/> NonProfit	<input type="checkbox"/> Foreign	<input type="checkbox"/> Mark
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Dissolution	<input type="checkbox"/> Other
<input type="checkbox"/> Reinstatement	<input type="checkbox"/> Annual Report	<input type="checkbox"/> Change of Registered Agent
<input type="checkbox"/> Certified Copy	<input type="checkbox"/> Reservation	<input type="checkbox"/> Certificate Under Seal
<input type="checkbox"/> Photo Copies	<input type="checkbox"/> Call When Ready	<input type="checkbox"/> Call If Problem
<input type="checkbox"/> After 4:30	<input checked="" type="checkbox"/> Walk In	<input type="checkbox"/> Will Wait
<input type="checkbox"/> Pick Up	<input type="checkbox"/> Mail Out	

FILED
96 NOV 12 PM 1:49
TALLAHASSEE, FLORIDA
SECRETARY OF STATE


Empire Toll Free: 1-800-432-3028

Name	
Availability	
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Acknowledgment	
W.P. Verifier	

RECEIVED
96 NOV 12 PM 9:58
DIVISION OF CORPORATION

FILED
95 NOV 12 PM 1:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
BEACON - MIAMI AIRPORT WEST TENANTS ASSOCIATION, INC.,

A Not for Profit Florida Corporation

The UNDERSIGNED, for the purpose of forming a nonprofit corporation under Chapter 617, Florida Statutes, does hereby make and adopt the following Articles of Incorporation:

Article 1

NAME

The name of the Corporation is BEACON - MIAMI AIRPORT WEST TENANTS ASSOCIATION, INC.

Article 2

NOT FOR PROFIT

The corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors or officers, except to the extent permissible under law.

Article 3

DURATION

The duration of the Corporation is perpetual.

Article 4

PURPOSES

The Corporation is organized, and shall be operated exclusively for, the following purposes:

A. To provide the opportunity for exchange of ideas and opinion, and for the study and discussion, of various business and aspects and issues facing Facilities Coordinators, Facilities Managers and the like of certain categories of Tenant-Run properties in a portion of Dade County, Florida; to develop and encourage high standards of service for members employed/working in such capacities; and to acquire, preserve and disseminate data and information to its Members.

B. To exercise all rights and powers now and hereafter conferred by the laws of the State of Florida upon nonprofit corporations.

C. To do such other things as are incidental in order to accomplish any and all of the foregoing.

Article 5

LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 (Purposes) hereof.

Article 6

REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of the Corporation is 1619 N.W. 84 Avenue, Miami, Florida 33126, and the name of its Registered Agent at that address is JULIO MORALES.

Article 7

BOARD OF DIRECTORS

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors 3. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than 3. The Directors shall be elected as set forth in the Bylaws. The Bylaws may provide for ex officio and honorary Directors and their rights and privileges.

Article 8

OFFICERS

The Officers of the Corporation shall consist of a President, one or more Vice Presidents, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided for in the Bylaws. Each officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be presented by the Bylaws.

Article 9

BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors. The provisions of Section 617.0206, Florida Statutes, as amended from time to time, shall govern the Bylaws.

Article 10

AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon its Members, Directors and Officers are subject to this reservation.

Article 11

NONSTOCK BASIS

The Corporation is organized and shall be operated on a nonstock basis within the meaning of the Florida Not For Profit Corporation Act, and shall not have the power to issue shares of any type or class of stock or other certificates or writings evidencing an ownership or proprietary interest in the Corporation.

Article 12

INDEMNIFICATION

The Corporation shall indemnify each officer and Director, including former officers and Directors, to the full extent permitted by the Florida General Corporation Act and the Florida Not For Profit Corporation Act.

Article 13

INCORPORATOR

The name and address of the Incorporator is as follows:

Name	Address
JULIO MORALES	1619 N.W. 84 Avenue Miami, Florida 33126

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 8 day of November 1996.


JULIO MORALES
Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

FILED
96 NOV 12 PM 1:49
CLERK OF THE STATE
TREASURER, FLORIDA

In pursuance of Florida Statutes, partly including Section 617.0501, the following is submitted in compliance with said Act:

First: That BEACON - MIAMI AIRPORT WEST TENANTS ASSOCIATION, INC., desiring to organize and qualify under the laws of the State of Florida, as a not for profit, with its principal place of business at 1619 N.W. 87 AVENUE, MIAMI, FLORIDA 33126, has named JULIO MORALES, located at 1619 N.W. 87 AVENUE, MIAMI, FLORIDA, 33126, as its agent to accept service of process within Florida.

ACKNOWLEDGEMENT:

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 provision of said Act relative to keeping open said office.

DATED: November 8, 1996.

Julio R. Morales
JULIO MORALES
Registered Agent