



THE UNITED STATES
CORPORATION
COMPANY

N98000004388

ACCOUNT NO. : 072100000032

REFERENCE : 908481 7112109

AUTHORIZATION :

COST LIMIT : \$ 122.50

Patricia Pizant

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ORDER DATE : July 29, 1998

ORDER TIME : 10:36 AM

ORDER NO. : 908481-005

CUSTOMER NO: 7112109

CUSTOMER: Claudia Bass, Legal Asst
BUCHANAN, INGERSOLL, PC

Suite 2100
100 Southeast 2nd Street
Miami, FL 33131

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DOMESTIC FILING

NAME: THE RENAISSANCE ECONOMIC
DEVELOPMENT COUNCIL OF SUNNY
ISLAES BEACH, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Tamara Odom

EXAMINER'S INITIALS:

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**ARTICLES OF INCORPORATION
OF
THE RENAISSANCE ECONOMIC DEVELOPMENT
COUNCIL OF SUNNY ISLES BEACH, INC.**

The undersigned incorporator to these articles of incorporation hereby forms a corporation not for profit under the laws of the State of Florida as follows:

**ARTICLE I
Name and Principal Place of Business**

The name of the Corporation is: The Renaissance Economic Development Council of Sunny Isles Beach, Inc. (the "Corporation"). The principal place of business and mailing address of the Corporation is:

1700 Collins Avenue
Suite 208
Sunny Isles Beach, Florida 33160

**ARTICLE II
Term of Existence**

The Corporation shall have perpetual existence thereafter.

**ARTICLE III
Purpose**

The Corporation is organized and shall be operated to act as the economic development council for the redevelopment of Sunny Isles Beach, including enhancing the growth and planned development/redevelopment of the Sunny Isles Beach area; attracting new business, initiating and/or recommending community improvements and/or programs, while continuously striving to improve and promote to local, national and international markets for the Sunny Isles' positive and inviting image, exceptional quality of life and high standard of living; and doing and performing all acts or services that may be incidental or necessary to carry out the above purposes; and to engage in any lawful act or activity for which a not for profit corporation may be organized under the laws of Florida.

The Corporation shall have all powers now or hereafter granted by law, and in addition thereto shall have all powers lawfully necessary or required to carry out its purposes and objects. All of the assets or earnings shall be used exclusively for the purposes hereinabove set out, including payment of expenses incidental thereto. No part of the net earnings shall inure to the

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benefit of any individual. The Corporation shall not in any way participate or intervene in any political campaign on behalf of any candidate for public office.

ARTICLE IV

Members

The qualifications of members and the manner of admission of members shall be as specified in the bylaws of the Corporation.

ARTICLE V

Initial Registered Office and Agent

The street address of the initial registered office of the Corporation is 19495 Biscayne Boulevard, Suite 606, Aventura, Florida 33180-2320 and the name of its initial registered agent at such address is Joshua A. Dubin, Esquire.

ARTICLE VI

Directors

The Corporation shall have three (3) director(s) initially. Election or appointment of successor directors shall be specified in the Corporation's Bylaws. The number of directors may be increased or decreased from time to time as specified in the bylaws of the Corporation, provided that the Corporation shall always have at least three directors. The name and address of each initial director of the Corporation who shall serve until his successor is duly elected and qualified are:

<u>Name</u>	<u>Address</u>
Kenneth A. Welt	3790 N. 28th Terrace Hollywood, Florida 33020
Steve Lesnick	1700 Collins Avenue Suite 208 Sunny Isles Beach, Florida 33160
Mark R. Gerstle	19495 Biscayne Boulevard Suite 702 Aventura, Florida 33180

ARTICLE VII

Incorporator

The name and address of the incorporator signing these articles of incorporation are:

Name

Address

Joshua A. Dubin, Esquire

19495 Biscayne Boulevard
Suite 606
Aventura, Florida 33180-2320

ARTICLE VIII

Bylaws

The power to adopt, alter, amend, or repeal the bylaws shall be vested in the board of directors of the Corporation.

ARTICLE IX

Amendment

These articles of incorporation may be amended in the manner provided by law.

ARTICLE X

Dissolution

Upon dissolution of the Corporation, the assets of the Corporation shall be distributed to another not for profit corporation with the same or similar purposes. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes.

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 23 day of July, 1998.




Joshua A. Dubin, Esquire, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Corporation, at the place designated as the registered office, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of my position as registered agent.

Dated this 20 day of July, 1998.



Joshua A. Dubin, Esquire, Registered Agent

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