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Florida Department of State

Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	$78.75

12/4/98

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 3, 1998

EMPIRE

,

SUBJECT: NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC.
REF: W98000027073

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

A NON PROFIT CORPORATION MAY NOT HAVE SHARES OF STOCK. PLEASE DELETE ALL REFERENCES TO SHAREHOLDERS IN ARTICLE VI.

If you have any further questions concerning your document, please call (850) 487-6928.

Michelle Milligan
Document Specialist

FAX Aud. #: H98000022536
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ARTICLES OF INCORPORATION

OF

NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC.

I, the undersigned incorporate, hereby make, acknowledge and file these Articles of Incorporation for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617.

ARTICLE I
NAME

The name of this corporation shall be:

NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC.

Its principal place of business and/or mailing address shall be:

NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC.
c/o Nima Properties
2899 West 2 Avenue
Hialeah, FL 33010

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ARTICLE II
NATURE OF BUSINESS

The general purpose for which this Corporation is organized is to transact any or all lawful business for which non-profit corporations may be incorporated under Chapter 617, Florida Statutes. The specific purpose of this non-profit corporation shall be to be the "Association" as defined in the Condominium Act, F.S. 718 for the operation of the **NIMA COMMERCE PARK CONDOMINIUM.**

ARTICLE III
MEMBERSHIP

All persons who are owners of condominium parcels within said Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in this corporation shall be limited to such condominium parcel owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed among the Public Records of Dade County, Florida.

Filed by: Oscar J. Delgado, Esq.
6175 N.W. 153 St., Suite 308
Miami Lakes, FL 33014

Florida Bar # 342726
Phone: (305) 558-2156

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ARTICLE IV
TERMS OF EXISTENCE

The terms of this Corporation shall commence with the filing of these Articles of Incorporation. The Corporation shall exist perpetually unless dissolved according to law.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation in the State of Florida shall be:

NILO VENTURA
2899 West 2 Avenue
Hialeah, FL 33010

The name of the initial registered agent of this Corporation at that address shall be:

Nilo Ventura

ARTICLE VI
BOARD OF DIRECTORS

The powers of the Corporation shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, a Board of Directors, which shall have four (4) directors initially. The number of directors may be increased or decreased by the shareholders from time to time as provided in the By-Laws of the Corporation but shall never be less than three. The Directors subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors and for filling vacancies on the Directorate, shall be established by the By-Laws.

ARTICLE VII

DIRECTORS-NAMES AND STREET ADDRESSES

The names and street addresses of the members of the first Board of Directors who shall hold office until their successors have been duly elected or appointed and have qualified are as follows:

Nilo Ventura
2899 West 2 Avenue
Hialeah, FL 33010

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Hector Ventura
2899 West 2 Avenue
Hialeah, FL 33010

Manuel Quintero
2899 West 2 Avenue
Hialeah, FL 33010

Joseph M. Lopez
2899 West 2 Avenue
Hialeah, FL 33010

ARTICLE VIII
INCORPORATOR

The name and street address of the incorporator signing these Articles of Incorporation is as follows:

Nilo Ventura
2899 West 2 Avenue
Hialeah, FL 33010

ARTICLE IX

There shall be no dividends paid to any of the members nor shall any of the income of the corporation be distributed to its Board of Directors or Officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be either refunded to the unit Owners or kept by the Association and applied against the Association's expenses for the following year as shall be determined by a vote of the unit owners, subject to approval by the Board of Directors of the Association. The Corporation may pay compensation in a reasonable amount to 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 shall be deemed to be a dividend or distribution of income.

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation at Miami, Florida, for the uses and purposes aforesaid, this 3 day of December, 19 98

Nilo Ventura, Incorporator

STATE OF FLORIDA)
COUNTY OF DADE)

THE FOREGOING instrument was acknowledge before me this 3

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day of December, 1998, by Nilo Ventura, who is personally known to me and who didn't take an oath.

Notary public, State of Florida

Name of Notary(Typed or Printed)

Commission Number: CC#655848

My Commission Expires:

OFFICIAL SEAL
MARIA D. GARCIA
CC# 655848
My Comm. Expires June 16, 2001

DESIGNATION AND ACCEPTANCE

OF

REGISTERED AGENT

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, NIMA COMMERCE PARK CONDOMINIUM ASSOCIATION, INC., having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 2899 West 2 Avenue, Hialeah, FL 33010, has named Nilo Ventura, located thereat, as its registered agent to accept service of process within this State.

Nilo Ventura
Incorporator

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.

Nilo Ventura
Registered Agent

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