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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850)205-0383

From: Account Name : M. BURR KEIM COMPANY
Account Number : I19990000242
Phone : (215) 563-8113
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03 MAY 30 AM 11:42
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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03 MAY 30 AM 11:19
DIVISION OF CORPORATION

FOREIGN PROFIT QUALIFICATION

COMMERCIAL REALTY VENTURES, INC.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

JB
5-30-03

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT
BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.*

1. COMMERCIAL REALTY VENTURES, INC.

(Name of corporation; must include the word "INCORPORATED", "COMPANY", "CORPORATION" or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person or partnership if not so contained in the name at present.)

2. Pennsylvania

(State or country under the law of which it is incorporated)

3. 23-2489989

(FEI number, if applicable)

4. December 8, 1987

(Date of incorporation)

5. Perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. Upon qualification.

(Date first transacted business in Florida. If corporation has not transacted business in Florida, insert "upon qualification.")
(SEE SECTIONS 607.1501, 607.1502 and 817.155, F.S.)

7. 611 County Line Road, Huntingdon Valley, PA 19006

(Principal office address)

611 County Line Road, Huntingdon Valley, PA 19006

(Current mailing address)

8. Mortgage broker.

(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box or Mail Drop Box NOT acceptable)

Name: Faye Shapiro

Office Address: 4176 Inverrary Drive

Lauderhill

(City)

, Florida 33319

(Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Faye Shapiro

(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

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12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: Faye Shapiro

Address: 611 County Line Road, Huntingdon Valley, PA 19006

Vice Chairman: _____

Address: _____

Director: _____

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: Faye Shapiro

Address: 611 County Line Road, Huntingdon Valley, PA 19006

Vice President: _____

Address: _____

Secretary: Faye Shapiro

Address: 611 County Line Road, Huntingdon Valley, PA 19006

Treasurer: Faye Shapiro

Address: 611 County Line Road, Huntingdon Valley, PA 19006

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. Faye Shapiro, Pres.
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. Faye Shapiro, President
(Typed or printed name and capacity of person signing application)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE

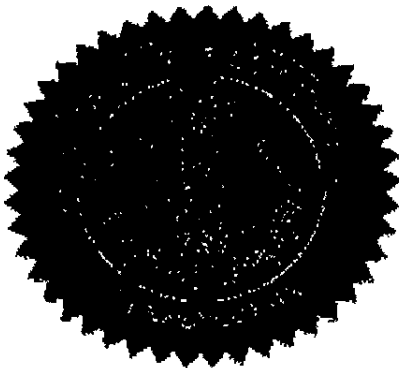
May 28, 2003

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

COMMERCIAL REALTY VENTURES, INC.

is duly incorporated under the laws of the Commonwealth of Pennsylvania and
remains subsisting so far as the records of this office show, as of the date
herein.



IN TESTIMONY WHEREOF, I
have hereunto set my hand and
caused the Seal of the
Secretary's Office to be affixed,
the day and year above written.

Debra A. Cantor

Secretary of the Commonwealth

STMARTZ