

F04000005247

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

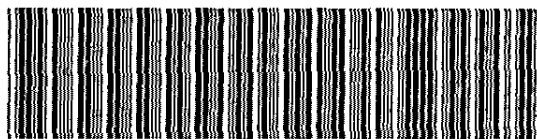
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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09/14/04--01038--005 \*\*1150.00

08/19/04--01070--002 \*\*78.75

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DIVISION OF CORPORATIONS  
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09/14/04

88

**TRANSMITTAL LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Capstone Real Estate Services, Inc.  
(Name of corporation - must include suffix)

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida," "Certificate of Existence," and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

*W04-31948*

Michael Gettman  
(Name of Person)

Capstone Real Estate Services, Inc.  
(Firm/Company)

210 Barton Springs Road, Suite 300  
(Address)

Austin, TX 78704  
(City/State and Zip code)

For further information concerning this matter, please call:

Michael Gettman at ( 512 ) 646-6750  
(Name of Person) (Area Code & Daytime Telephone Number)

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**STREET ADDRESS:**  
Registration Section  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Enclosed is a check for the following amount:

- \$70.00 Filing Fee
- \$78.75 Filing Fee & Certificate of Status
- \$78.75 Filing Fee & Certified Copy
- \$87.50 Filing Fee, Certificate of Status & Certified Copy



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

August 24, 2004

MICHAEL GETTMAN  
CAPSTONE REAL ESTATE SERVICES, INC.  
210 BARTON SPRINGS ROAD, SUITE 300  
AUSTIN, TX 78704

SUBJECT: CAPSTONE REAL ESTATE SERVICES, INC.  
Ref. Number: W04000031948

We have received your document for CAPSTONE REAL ESTATE SERVICES, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of your corporation is not available in Florida. An out-of-state corporation whose name is not available must adopt an alternate corporate name for use in Florida. The alternate corporate name must contain "Incorporated," "Company," "Corporation," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.," Please enter the alternate corporate name in the space provided in number one of the application.

Simply adding "of Florida" or "Florida" to the end of a name is not acceptable.

Pursuant to section 607.1502(4), 617.1502(4) or 608.502(4), Florida Statutes, this office collects a civil penalty of \$1000 for each year this entity transacted business or conducted its affairs in Florida prior to qualification and the appropriate annual report/uniform business report fees that would have been due this office had the entity qualified the year it began operations in this state. The amount due this office to cover both annual report/uniform business report and penalty fees is \$1,150.

Enclosed please find a copy of section 607.1501, 617.1501, or 608.502, Florida Statutes, which lists those activities that do not constitute transacting business in this state. If after reviewing this section you determine erroneous information was inserted on the application, a notarized affidavit containing the following information must be submitted: 1.) a statement indicating erroneous information was listed on the application; and 2.) the correct date the corporation began transacting business in Florida prior to the year the application was submitted did not constitute transacting business pursuant to section 607.1501, 617.1501 or 608.502, Florida Statutes.

If you have any questions concerning the filing of your document, please call (850) 245-6958.

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Lee Rivers  
Document Specialist

Letter Number: 804A00051659

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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. Capstone Real Estate Services, Inc.
(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

Capstone Property Management Services, Inc.

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. Texas 3. 74-2566803
(State or country under the law of which it is incorporated) (FEI number, if applicable)

4. April 19, 1990 5. perpetual
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

6. September 2, 2003
(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 210 Barton Springs Road, Suite 300, Austin, TX 78704
(Principal office address)

P.O. Box 760, Austin, TX 78767
(Current mailing address)

8. The trasaction of any or all lawful business.
(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 NOT acceptable)

Name: C T Corporation System

Office Address: 1200 South Pine Island Road

Plantation, Florida 33324
(City) (Zip code)

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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.

Howard L. Volz
Asst. Secretary

(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.

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

**A. DIRECTORS**

Chairman: James W Berkey

Address: 210 Barton Springs Road, Suite 300, Austin, TX 78704

Vice Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Director: \_\_\_\_\_

Address: \_\_\_\_\_

Director: \_\_\_\_\_

Address: \_\_\_\_\_

**B. OFFICERS**

President: James W Berkey

Address: 210 Barton Springs Road, Suite 300, Austin, TX 78704

Vice President: Matt C. Lutz

Address: 210 Barton Springs Road, Suite 300, Austin, TX 78704

Secretary: Michael Gettman

Address: 210 Barton Springs Road, Suite 300, Austin, TX 78704

Treasurer: See attached schedule for additional officers

Address: \_\_\_\_\_

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

13. 

(Signature of Director or Officer listed in number 12 of the application)

14. Michael Gettman, Corporate Secretary

(Typed or printed name and capacity of person signing application)

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Florida Department of State  
 Division of Corporations  
 Application by Foreign Corporation for Authorization to Transact Business in Florida

Attachment To Item 12: Directors and Officers

Capstone Real Estate Services, Inc.  
 August 12, 2004

Officer Name and Address	Office/Title	Director
Berkey, James W 210 Barton Springs Road, Suite 300, Austin, TX 78704	President	Chairman
Cobb, Hugh 1431 Greenway Drive, Suite 870, Irving, TX 75038	Vice President	-
Fletcher, Richard 5629 FM 1960, suite 205, Houston, TX 77069	Vice President	-
Gettman, Michael D. 210 Barton Springs Road, Suite 300, Austin, TX 78704	Vice President and Secretary	-
Lutz, Mathew C. 210 Barton Springs Road, Suite 300, Austin, TX 78704	Senior Vice President	-
Oden, Patricia M. 16500 San Pedro, Suite 400, San Antonio, TX 78232	Vice President	-
<b>Total</b>	<b>6</b>	<b>1</b>

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 DIVISION OF CORPORATIONS  
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Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Geoffrey S. Connor  
Secretary of State

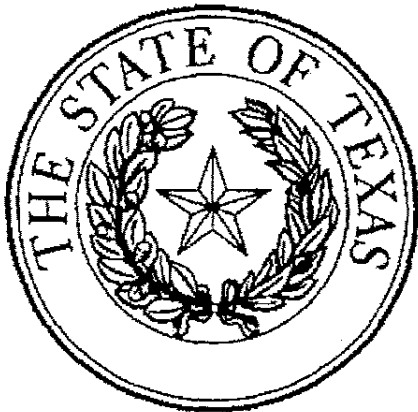
## Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles Of Incorporation for CAPSTONE REAL ESTATE SERVICES, INC. (filing number: 115029600), a Domestic Business Corporation, was filed in this office on April 19, 1990.

**It is further certified that the entity status in Texas is active.**

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In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on August 17, 2004.



A handwritten signature in black ink, appearing to read "G. Connor".

Geoffrey S. Connor  
Secretary of State