

LAW OFFICES OF
JAMES M. BRICKLEY
MARINAVILLAGE
4001 34TH STREET SOUTH
ST. PETERSBURG, FLORIDA 33711

JAMES M. BRICKLEY
RICHARD A. STOFFELS
FLORIDA BAR

TELEPHONE: (813) 807-2177
FACSIMILE: (813) 807-2177

19600005155

September 16, 1996

Secretary of State
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

700001354347
-09/24/96--01045--015
***122.50 ***122.50

Re: BAY AREA DEVELOPMENT COMPANY

Dear Sirs:

Enclosed herein please find a check in the amount of \$122.50 to cover the cost of filing the enclosed Articles of Incorporation for the above-referenced Florida not-for-profit corporation. Please return one certified copy of the document to this office.

Your assistance in this matter is greatly appreciated. If you should have any questions regarding the enclosures, please do not hesitate to contact this office.

Sincerely yours,

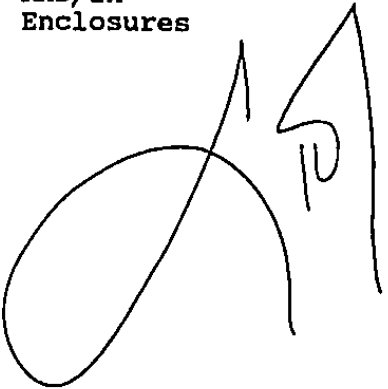
LAW OFFICES OF JAMES M. BRICKLEY

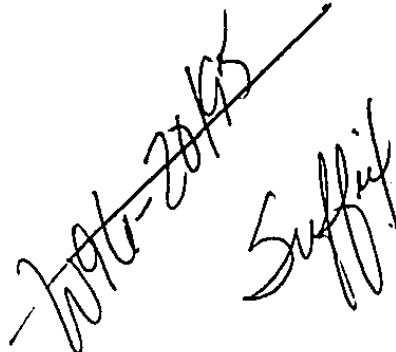
BY: 


RICHARD A. STOFFELS

RAS/lk
Enclosures

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SECRETARY OF STATE
TALLAHASSEE FLORIDA









FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

September 12, 1996

SHERMAN M. BROD, ESQ.
324 N. DALE MABRY
SUITE 300
TAMPA, FL 33609

The name BAY AREA DEVELOPMENT COMPANY has been reserved for 120 days beginning September 12, 1996. The reservation number is R96000004346 and this reservation is **NONRENEWABLE**.

A reservation is not a grant of authority to use the name. It is only a withholding of a name from its availability for use by another. When the proposed document is submitted, the name will **AGAIN** be checked against the records of the Division and if still no conflict exists and all other requirements are fulfilled, the reserved name shall be filed as the entity name.

The Division of Corporations is a ministerial filing office and may not render any legal advice. The Division does not adjudicate the legality of any corporate name or arbitrate disputes between entities. You may wish to review other laws such as common law rights, including rights to a trade name; United States Code, Federal Trademark Act, Section 1051 (Lanham Act); Chapter 495, Florida Statutes, Registration of Trademarks and Service Marks (Florida Trademark Act); and Section 865.09, Florida Statutes (Fictitious Name Act).

If someone else submits the document for filing, it must have a copy of this letter attached.

Should you have any questions regarding this matter, please telephone (904) 488-9000, the Name Availability Section

Becky McKnight

Letter number: 596A00042384



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

September 25, 1996

SEP. 25 1996

LAW OFFICE OF JAMES M. BRICKLEY
4901 34TH STREET SOUTH
ST. PETERSBURG, FL 33711

SUBJECT: BAY AREA DEVELOPMENT COMPANY
Ref. Number: W96000020195

We have received your document for BAY AREA DEVELOPMENT COMPANY and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole
Corporate Specialist

Letter Number: 096A00044109

LAW OFFICES OF
JAMES M. BRICKLEY

MARINA VILLAGE

4001 34TH STREET SOUTH

ST. PETERSBURG, FLORIDA 33711

JAMES M. BRICKLEY
RICHARD A. STOFFELS
ROBERT L. BRUVER

TELEPHONE: (813) 887-2177
FACSIMILE: (813) 887-0070

October 3, 1996

Secretary of State
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

Re: BAY AREA DEVELOPMENT GROUP, INC.
Reference Number W96000020195

Dear Sirs:

Enclosed herein please find the original Articles of Incorporation for the above-referenced Florida corporation, with the required changes completed in accordance with your letter dated September 25, 1996 (copy enclosed for reference). Please return one certified copy of the document to this office.

Your assistance in this matter is greatly appreciated. If you should have any questions regarding the enclosures, please do not hesitate to contact this office.

Sincerely yours,

LAW OFFICES OF JAMES M. BRICKLEY

BY: 

RICHARD A. STOFFELS

RAS/lk
Enclosures

ARTICLES OF INCORPORATION
OF
BAY AREA DEVELOPMENT GROUP, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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WHEREAS, there is a critical shortage of quality housing that is affordable to individuals or family units that have incomes on the lower end of the economic spectrum or are poor or otherwise are members of a charitable class;

WHEREAS, the lack of new or rehabilitated affordable housing has led to the deterioration of inner-city neighborhoods;

WHEREAS, it is desirable to create a Florida not-for-profit corporation that will coordinate the use of government loan guarantees and low interest financing programs to develop and provide quality housing that is affordable to family units who without such assistance would not be able to obtain such housing; and

WHEREAS, in the process of providing affordable housing the Florida not-for-profit corporation will also be providing assistance in the effort to combat community deterioration.

NOW THEREFORE, we, the undersigned as the subscribers to these Articles of Incorporation, do hereby associate ourselves together for the purpose of forming a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of this Corporation is BAY AREA DEVELOPMENT GROUP, INC.

ARTICLE II - PURPOSES

The purposes for which the Corporation exists are as follows:

1. This organization is formed exclusively for charitable, educational, or literary purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding sections of any future federal tax code.

2. Notwithstanding any other provision of these Articles, this Corporation will not carry on any other activities not permitted to be carried on by (a) a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue law) or (b) a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue law).

3. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

4. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its Trustees, Officers or other private persons, except that 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 these Articles.

5. To exercise any and all rights and powers conferred upon non-profit corporations by the laws of the State of Florida as they now exist or as they may be amended.

ARTICLE III - DISTRIBUTION OF ASSETS UPON DISSOLUTION

Upon the dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. 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 or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE IV - TERM

The term of the Corporation shall be perpetual.

ARTICLE V - OFFICE AND AGENT

The registered office and principal office of the Corporation in the State of Florida will be located at 324 North Dale Mabry, Suite 300, Tampa, Florida 33609. The registered agent of the Corporation in the State of Florida at the registered office is SHERMAN M. BROD.

ARTICLE VI - TRUSTEES

The management and disposition of the affairs and property of the Corporation shall be vested in Trustees, who shall be selected from time to time in such manner, with such terms, in such number and at such times as the By-Laws of this Corporation may provide. The number of such Trustees may be increased or decreased at any time by the By-Laws, but the number of Trustees shall never be less than three (3). All the business of the Corporation shall be conducted by the Trustees under and subject to the direction of the laws of the State of Florida and of the United States of America. The following persons are the present Trustees of the Corporation:

<u>NAME</u>	<u>ADDRESS</u>
SHERMAN M. BROD S	403A South Willow Avenue Tampa, FL 33609
SANDRA CRANE BROD P	403A South Willow Avenue Tampa, FL 33609
THOMAS W. CHASTAIN	17551 Willow Pond Drive Lutz, FL 33549
MARGE JEAN CHASTAIN ✓ MARYE JEANETTE	17551 Willow Pond Drive Lutz, FL 33549
RABBI THEODORE BROD	530 Lucerne Avenue Tampa, FL 33606

DONALD ARTHUR ROSE, JR.

8018 Deerwood Circle
Tampa, FL 33610

ARTICLE VII - OFFICERS

The affairs of the Corporation are to be managed by the following officers: a President, a Vice President, a Secretary, and a Treasurer. The Board of Trustees may provide for and elect any other officers or committees which may seem expedient to the Board. All officers shall be annually elected by the Board of Trustees to serve for terms of one year. The President and Treasurer shall be members of the Board of Trustees. The names of the officers who are to serve until the first election thereof are as follows:

<u>NAME</u>	<u>OFFICE</u>
SANDRA CRANE BROD	President
MARGE JEAN CHASTAIN	Vice President/Treasurer
SHERMAN M. BROD	Secretary

ARTICLE VIII - MEMBERS

The Corporation shall not have members.

ARTICLE IX - INCORPORATORS

The names and addresses of the incorporators to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
SHERMAN M. BROD	403A South Willow Avenue Tampa, FL 33609
SANDRA CRANE BROD	403A South Willow Avenue Tampa, FL 33609

THOMAS W. CHASTAIN

17551 Willow Pond Drive
Lutz, FL 33549

~~MARGE JEANI~~ CHASTAIN
MARYO JEANETTE

17551 Willow Pond Drive
Lutz, FL 33549

RABBI THEODORE BROD

530 Lucerne Avenue
Tampa, FL 33606

DONALD ARTHUR ROSE, JR.

8018 Deerwood Circle
Tampa, FL 33610

ARTICLE X - BY-LAWS

The By-Laws of the Corporation are to be made and adopted by, and may be altered, amended, or rescinded by, the Trustees of the Corporation.

ARTICLE XI - AMENDMENTS TO ARTICLES

Any Trustee or Officer of the Corporation may propose that these Articles of Incorporation be amended, but these Articles may be amended only by the act of two-thirds (2/3) of the Trustees of the Corporation.

ARTICLE XII - SCOPE OF CORPORATE AUTHORITY

No Trustee, Officer, or other authorized agent of this Corporation shall be deemed to have the authority, either express or implied, to legally obligate any other auxiliary, unit, or other organization of BAY AREA DEVELOPMENT GROUP, INC.

ARTICLE XIII - SEAL

The seal of the Corporation shall be a circular impression with the name "BAY AREA DEVELOPMENT GROUP, INC." around the border and "Florida Seal, 1996" in the center.

IN WITNESS WHEREOF, We, the undersigned, as the incorporators of the above-named Corporation, do hereby subscribe our names and acknowledge the execution of the same on this 17th day of September, 1996.

Sherman M. Brod (SEAL)
SHERMAN M. BROD

Sandra Crane Brod (SEAL)
SANDRA CRANE BROD

Thomas W. Chastain (SEAL)
THOMAS W. CHASTAIN

Marge Jeanne Chastain (SEAL)
MARGE JEANNE CHASTAIN
MARGE TEAGUE

Rabbi Theodore Brod (SEAL)
RABBI THEODORE BROD

Donald Arthur Rose, Jr. (SEAL)
DONALD ARTHUR ROSE, JR.

STATE OF FLORIDA)
:
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared SHERMAN M. BROD, who is personally known to me or who has produced a Personally Known to me as identification and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 17th day of September, 1996, in the aforesaid County and State.

Leslie L. Mujica

(Type or Print Name of Notary)
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA)
 :
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared SANDRA CRANE BROD, who is personally known to me or who has produced a personally known to me as identification and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

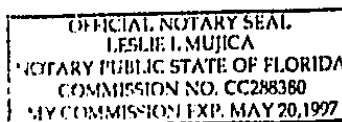
WITNESS my hand and official seal, this the 17th day of September, 1996, in the aforesaid County and State.

Leslie L. Mujica
LESLIE L. MUJICA

(Type or Print Name of Notary)

NOTARY PUBLIC

My Commission Expires:



STATE OF FLORIDA)
 :
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared THOMAS W. CHASTAIN, who is personally known to me or who has produced a personally known as identification and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

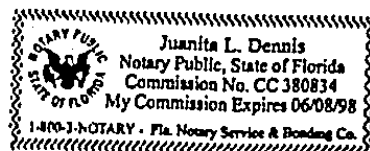
WITNESS my hand and official seal, this the 17th day of September, 1996, in the aforesaid County and State.

Juanita L. Dennis
JUANITA L. DENNIS

(Type or Print Name of Notary)

NOTARY PUBLIC

My Commission Expires:



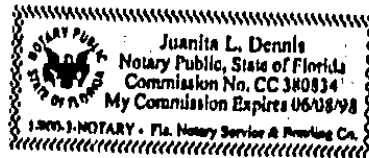
STATE OF FLORIDA)
 :
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared ~~MARGE JEANI~~ CHASTAIN, who is personally known to me or who has produced a personally known
Marge Jeanette

_____ as identification and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 17th day of September, 1996, in the aforesaid County and State.

Juanita L. Dennis
Juanita L. Dennis
(Type or Print Name of Notary)
NOTARY PUBLIC
My Commission Expires:

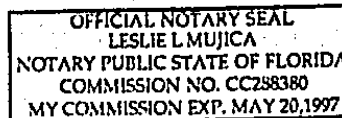


STATE OF FLORIDA)
:
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared RABBI THEODORE BROD, who is personally known to me or who has produced a Personally Known to me as identification and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 17th day of September, 1996, in the aforesaid County and State.

Leslie L. Mujica
Leslie L. Mujica
(Type or Print Name of Notary)
NOTARY PUBLIC
My Commission Expires:



STATE OF FLORIDA)
:
COUNTY OF HILLSBOROUGH)

BEFORE ME, personally appeared DONALD ARTHUR ROSE, JR., who is personally known to me or who has produced a FL. DL. # R200-181-44-084-0 as identification and who executed the foregoing

Articles of Incorporation, and acknowledged to and before me that
he executed said instrument for the purposes therein expressed.

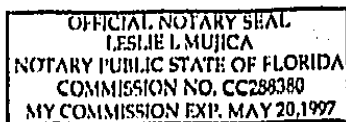
WITNESS my hand and official seal, this the 17th day of
September, 1996, in the aforesaid County and State.

Leslie L. Mujica
LESLIE L. MUJICA

(Type or Print Name of Notary)

NOTARY PUBLIC

My Commission Expires:



BAY AREA DEVELOPMENT GROUP, INC.

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-stated Corporation, at place designated in the Articles, I hereby accept to act in this capacity, and agree to comply with the provision of said act relative to keeping open said office.

Sherman M. Brod
SHERMAN M. BROD

96 OCT -7 PM 4:16
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED