

Charter Number Only

P01000042668

Requestor's Name Rolando E. Leiva

Address 7400 S.W. 50 Ter. #302

City Miami, FL ZIP 33155

Phone (305) 663-1511

NOTATION ONLY

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*****70.00 *****70.00

CORPORATION(S) NAME

TOVAR ESTATES, INC.

<input checked="" type="checkbox"/> Profit	<input type="checkbox"/> Amendment	<input type="checkbox"/> Merger
<input type="checkbox"/> NonProfit	<input type="checkbox"/> Foreign	<input type="checkbox"/> Mark
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Dissolution	<input type="checkbox"/> Other
<input type="checkbox"/> Reinstatement	<input type="checkbox"/> Annual Report	<input type="checkbox"/> Change of Registered Agent
<input type="checkbox"/> Certified Copy	<input type="checkbox"/> Reservation	<input type="checkbox"/> Certificate Under Seal
<input checked="" type="checkbox"/> Call When Ready	<input type="checkbox"/> Photo Copies	<input type="checkbox"/> After 4:30
<input type="checkbox"/> Walk In	<input type="checkbox"/> Call If Problem	<input type="checkbox"/> Mail Out
<input type="checkbox"/> Will Wait	<input checked="" type="checkbox"/> Pick Up	

NOTED
01 APR 26 PM 9 22
DIVISION OF CORPORATION

Empire Toll Free: 1-800-432-3028

Name	
Availability	
Document	
Examiner	
Updater	
Verifier	
Acknowledgment	
W.P. Verifier	

FILED
01 APR 26 AM 10:20
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
TOVAR ESTATES, INC.

FILED
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned, acting as incorporator of TOVAR ESTATES, INC., under the Florida General Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation is:

TOVAR ESTATES, INC.

ARTICLE II. COMMENCEMENT OF EXISTENCE

The existence of the corporation will commence on the date of filing of these Articles of Incorporation.

ARTICLE III. PURPOSE

This corporation is formed for the purpose of engaging in the business of REAL ESTATE HOLDINGS AND LOANS and in all businesses incidental thereto, and may also engage in any activity or business permitted under the laws of the United States and Florida.

ARTICLE IV. AUTHORIZED SHARES

The maximum number of shares that the corporation is authorized to have outstanding at any time is 7,500 shares of common stock having a par value of \$ 1.00 per share. The consideration to be paid for each share shall be fixed by the board of directors and may be paid in whole or in part in cash or other property, tangible or intangible, or in labor or services actually performed for the corporation, with a value, in the judgement of the directors, equivalent to or greater than the full par value of the shares.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is: **13762 N.W.18 CT.**

PEMBROKE PINES, FL 33028

and the name of the corporation's initial registered agent at that address is: **STEVEN TOVAR**

ARTICLE V.a. PHYSICAL LOCATION OF BUSINESS

13762 N.W.18 CT.

PEMBROKE PINES, FL 33028

ARTICLE VI. INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) director initially. The number of directors may be changed from time to time, as provided in the bylaws, but shall never be less than one. The name and street address of the initial directors are:

<u>Name</u>	<u>Title</u>
STEVEN TOVAR	PRESIDENT/SECRETARY
13762 N.W.18 CT.	
PEMBROKE PINES, FL 33028	

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator is:

Name
STEVEN TOVAR
13762 N.W.18 CT.
PEMBROKE PINES, FL 33028

ARTICLE VIII BYLAWS

The power to adopt, alter, amend, or repeal bylaws shall be vested in the board of directors and the shareholders, except that the board of directors may not amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that the bylaws is not subject to amendment or repeal by the directors..

ARTICLE IX SEC. 1244 STOCK

It is the intention and purpose of the subscribers of these Articles of Incorporation that the stock of this corporation be qualified and subscribed to and sold all in accordance with the provisions of Section 1244 of the Internal Revenue Code, and it is contemplated that the stockholders and officers of this corporation shall adopt such resolutions as are appropriate in order to effectuate the treating of the stock of this corporation under Section 1244 of the Internal Revenue Code.

ARTICLE X. AMENDMENTS

The corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholders are subject to this reservation. These Articles may be amended prior to the issuance of shares of the corporation by the unanimous approval or consent of the board of directors. Thereafter, every amendment shall be approved by the board of directors, proposed by them to the shareholders, and approved at a shareholders' meeting by the holders of a majority of the shares entitled to vote on the matter or in such other manner as may be provided by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 24 day of April, 2001.

(x) 
STEVEN TOVAR, PRESIDENT

ARTICLE XI. SUB-CHAPTER S CORPORATION

The corporation may elect to be an S-Corporation, as provided in Sub-Chapter S of the Internal Revenue Code of 1986, as amended.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for **TOVAR ESTATES, INC.** in the foregoing Articles of Incorporation, I, hereby agree to accept service of process for said corporation and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

TOVAR ESTATES, INC., a Florida Corporation


(X) _____

STEVEN TOVAR
Registered Agent

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01 APR 26 AM 10:20
SECRETARY OF STATE
TALLAHASSEE FLORIDA