

PD3000058298

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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PICK-UP

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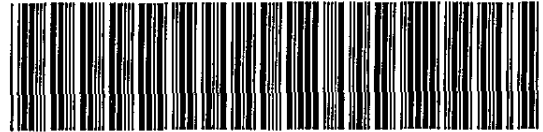
(Business Entity Name)

(Document Number)

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05/19/03--01032--011 \*\*70.00

FILED

2003 MAY 19 PM 3:06

CLERK OF STATE  
TALLAHASSEE FLORIDA

✓ 5/28/c

**TRANSMITTAL LETTER**

**FILED**

2003 MAY 19 PM 3:06

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**May 16, 2003**

**Florida Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314**

**Subject: Commercial Property and Mortgage Co.**

**1713 Magdalene Manor Drive  
Tampa, Florida 33613**

**Please find my check enclosed for \$70.00 for recording fees.**

**Please return a certified copy for our records.**

**If you have any questions please give me a call at 813-376-4075**

**Sincerely,**

  
**Jevon Estes**

# **ARTICLES OF INCORPORATION**

## **Commercial Property and Mortgage Co.**

1713 Magdalene manor Drive  
TAMPA, FLORIDA 33613  
813-376-4075

**FILED**

2003 MAY 19 PM 3:06

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
TO SECRETARY OF STATE  
OF THE STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

the undersigned Incorporator:

Jevon Estes  
1713 Magdalene Manor Drive  
Tampa, Florida 33613

President and Secretary-Treasurer

being legally competent to enter into contracts, for the purpose of forming a corporation.

### **ARTICLE ONE**

The name of this Corporation is:

Commercial Property and Mortgage Co.

### **ARTICLE TWO**

The Principal place of Business and mailing address of the corporation:

The registered office:  
1713 Magdalene Manor Drive  
Tampa, Florida 33613  
County of Hillsborough

The registered agent is Jevon Estes, his address is

1713 Magdalene Manor Drive  
Tampa, Florida 33613

## **ARTICLE THREE**

**Specific purpose for which this corporation is formed are:**

- (a) To broker real estate and mortgage services, to obtain loans, and provide mortgages to the public. To carry on the trade or business of producing, adapting, installing, buying, selling, and otherwise dealing in any and all kinds of produce, purchase adapt, prepare, install, repair, buy, sell or otherwise deal in any and all of the aforesaid articles of real estate, and to engage in and conduct real estate and mortgage business, and any trades or occupations related thereto;**
- (b) To manufacture, purchase or otherwise acquire, and hold, own, mortgage or otherwise lien, pledge, lease, sell, assign, exchange, transfer or in any manner dispose of, and to invest, deal and trade in and with goods, wares, merchandise and personal property of any and every class and description, within or without the State of Florida;**
- (c) To acquire the goodwill, rights and property and to undertake to acquire the whole or any part of the assets and liabilities of any person, firm association or corporation, to pay for the same in cash, the shares of this corporation, bonds or otherwise, to hold or in any manner dispose of the whole or any part of the property so purchased, to conduct in any lawful manner the whole or any part of any business so acquired, and to exercise all the powers necessary or convenient in and about the conduct and management of such business;**
- (d) To guarantee, purchase or otherwise acquire, hold, sell, assign, transfer, mortgage, pledge or otherwise dispose of shares of capital, bonds, or other evidences of indebtedness created by association or corporation, town, city, county, body politic, state, territory, government or colony or dependency thereof;**
- (e) To borrow money for any of the purposes of the corporation, and to draw, make, accept, endorse, discount, execute, issue, sell, pledge, or otherwise dispose of promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable, transferable or nontransferable instruments and evidences of indebtedness and to secure the payment thereof and the interest thereon by mortgage or pledge, conveyance, or assignment in trust of the whole or any part of the property of the corporation at the time owned or thereafter acquired;**
- (f) To purchase, hold, sell and transfer the shares of its capital;**
- (g) To have one or more offices and to conduct any or all of its operations and business and to promote its objects, within or without the State of Florida, without restriction as to place or amount;**
- (h) To become a member of a general partnership or partnerships.**
- (i) To purchase or otherwise acquire, apply for, register, hold use, sell, or in any manner dispose of and to grant licenses or other rights in, and in any manner deal with patents, inventions, improvements, processes, formulas, trademarks, trade names, rights and licenses secured under letters patent, copyrights, or otherwise;**

- (j) To enter into, make and perform contracts of every kind for lawful purpose, with any person, firm, a limited partnership or partnerships, a joint venture or joint ventures, and to enter into general partnership agreements, limited partnership agreements and joint venture agreements with one or more persons, trusts, partnerships, or corporations for the purpose of carrying on any business whatsoever which this corporation may deem proper or convenient in connection with any of the directly or indirectly, to promote the interest of this corporation as to enhance the value of its property or business, both within or without the State of Florida;
- (k) To carry on any other business in connection therewith; and
- (l) To do any or all of the things herein set forth as principal, agent, contractor, trustee or otherwise, alone or in company with others.
- (m) The object and purposes specified herein shall be regarded as independent object and purposes and except where otherwise expressed, shall be in no way limited or inference from the terms of any clause or paragraphs of these Articles of Incorporation all begin business and the consideration to received by the corporation therefore, are;
- (n) To contribute, acquire, purchase, own, hold, operate, develop, construct, lease, mortgage, pledge, exchange, sell or otherwise dispose of and to invest, trade or deal in real estate of every kind and character whatsoever or any interest therein.
- (o) To broker, sell, lease, own, manage, operate, mortgage and to otherwise deal with structures of every kind, nature and character, including to conduct and carry on the business of obtaining Mortgages services in all of its phases, and to carry on any of the aforesaid operations.
- (p) To broker, sell, lease, own, manage, operate, mortgage and to otherwise deal with structures of every kind, nature and character, including to conduct and carry on the business of constructing, building, developing real estate in all of its phases, and to carry on any of the aforesaid operations.

## **ARTICLE FOUR**

The aggregate number of shares which the corporation shall have authority to allot 1,000 shares of voting common stock.

CLASS SERIES	NUMBER OF SHARES	PAR VALUE
Common	1,000	\$1.00 Share

The duration of this corporation is: Perpetual

## **ARTICLE FIVE**

The number of directors to be elected at the first meeting of the shareholders is one.

Jevon Estes

PRESIDENT, SECRETARY and TREASURER

## **ARTICLE SIX**

I, Jevon Estes, am hereby familiar with and accept the duties and responsibilities as registered agent for said corporation.

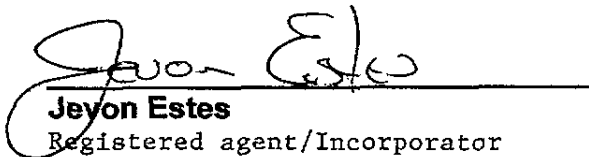
Jevon Estes

PRESIDENT, SECRETARY and TREASURER  
1713 Magdalene Manor Drive  
Tampa, Florida 33613

The total capitalization of the company shall be \$1,000.00 which has been fully paid in.

## **ARTICLE SEVEN**

The name and address of the Incorporator. The number of incorporators and directors to be elected at the first meeting of the shareholders is one.

  
Jevon Estes

Registered agent/Incorporator  
PRESIDENT, SECRETARY and TREASURER  
1713 Magdalene Manor Drive  
Tampa, Florida 33613

FILED  
2003 MAY 19 PM 3:06  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Before me, a Notary Public in and for said County and State on this 16th day of May, 2003, personally appeared Jevon Estes to me known to be the identical persons who executed the foregoing Articles of Incorporation and acknowledge to me that they executed the same as their free and voluntary act for the uses and purposed therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.



Teresa Jo Bach  
MY COMMISSION # CCB97471 EXPIRES  
December 21, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

