

P04000092834

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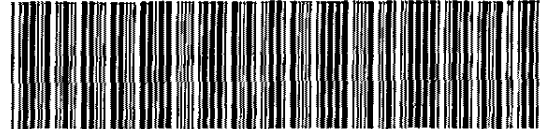
(Business Entity Name)

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U.S. DEPARTMENT OF THE TREASURY

~~1001-22015~~

6-16

TRANSMITTAL LETTER

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

SUBJECT: LAND DEPOT PROPERTY SERVICES, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate of Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: LYSANDRO O. TAPNIO
Name (Printed or typed)

10909 ATLANTIC BLV. SUITE 15
Address

JACKSONVILLE, FL.32225
City, State & Zip

(904) 294-8607
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

June 8, 2004

LYSANDRO O. TAPNIO
10909 ATLANTIC BLVD
SUITE 15
JACKSONVILLE, FL 32225

SUBJECT: LAND DEPOT PROPERTY SERVICES, INC.
Ref. Number: W04000022045

We have received your document for LAND DEPOT PROPERTY 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):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of 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 (850) 245-6884.

Shawn Logan
Document Specialist
New Filings Section

Letter Number: 604A00038908

**Articles of Incorporation
For
LAND DEPOT PROPERTY SERVICES, INC.**

WE, THE UNDERSIGNED, natural persons of the age of twenty_one (21) years or more, acting as Incorporators of a Corporation, for profit, adopt the following Articles of Incorporation for such Corporation:

**ARTICLE 1
NAME**

The Name of this Corporation is LAND DEPOT PROPERTY SERVICES, INC

**ARTICLE 2
DURATION**

The duration of this Corporation is "perpetual."

**ARTICLE 3
PURPOSES**

The Corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which the Corporation may be organized under this act, including but not limited to:

(A) The purposes for which the Corporation is organized are to deal generally with real property; to sell, exchange, lease, license, mortgage, alter, improve or otherwise dispose of any real property upon such terms as shall be approved by the Board of Directors; to execute and deliver deeds, leases, licenses, mortgages and other instruments relating thereto; to manage, deal in, control, sell (either for cash or part cash and part deferred payments), option, plat, subdivide, improve, repair, convey, exchange, license, lease (for any length of time either with or without option for renewal, and for any purpose, including but not limited to exploration for and removal of gas, oil and other minerals), mortgage, pledge, partition, or otherwise dispose of any such real property at any time and on any terms and to create restrictions, easements and other servitudes .

(B) Entering into any lawful arrangement for sharing profits, union of interest, reciprocal association or cooperative association with any corporation, association, partnership, individual or other legal entity for the carrying on of any business.

(C) Entering into transactions for the purchase and sale of real and personal property and associated activities.

(D) Acquiring by purchase, exchange, gift bequest, subscription or otherwise, and to hold, own, mortgage, pledge, hypothecate, sell, assign, transfer, exchange or otherwise dispose of or deal in or with its own corporate securities, stock, or other securities; including without limitations, any shares of stock, bonds, debentures, notes, mortgages, or other obligations, and any certificates, receipts or other obligations, and any certificates, receipts or other instruments representing rights or interests therein or any property or assets created or issued by any person, subdivisions, agencies or instrumentalities thereof, to make payment therefore in any lawful manner or to issue in exchange therefore its own securities or to use its unrestricted and unreserved earned surplus for the purchase of its own shares, and to exercise as owner or holder of any securities, any and all rights, powers, and privileges in respect thereof.

(E) Do each and everything necessary, suitable or proper for the accomplishment of any of the purposes or the attainment of any one or more of the subject areas herein enumerated, or which may at any time appear conducive to or expedient for the protection or benefit of this Corporation, and to do said acts as fully and to the same extent as natural persons might or could do, in any part of the World as principals, agents, partners, trustees, or otherwise, either alone or in conjunction with any other person, association or corporation.

(F) The foregoing clauses shall be construed both as purposes and powers and shall not be held to limit or restrict in any manner the general powers of the Corporation, or the enjoyment and exercise of these powers as conferred by the laws of the State of Utah. It is intended that the purposes and powers specified in each of the paragraphs of this Article 3 shall be regarded as independent purposes and powers.

ARTICLE 4 STOCK

The aggregate number of shares which this Corporation shall have authority to issue is 75,000 common shares and 100,000 preferred shares of par value stock at \$ 1.00

/share. Fully paid stock of this Corporation shall not be liable to any call and is non_assessable.

ARTICLE 5 CAPITALIZATION

This Corporation will not commence business until consideration of a value of at least \$ 1,000 has been received for the issuance of shares.

ARTICLE 6 INITIAL OFFICE AND AGENT

The address of this Corporation's initial registered office, and the name of its original registered agent at such address is:

Lysandro O. Tapnio
10909 Atlantic Blvd. Suite 15
Jacksonville, Fl. 32225

ARTICLE 7 DIRECTORS

The number of Directors constituting the initial Board of Directors of this Corporation is two (2). The names and addresses of persons who are to serve as Directors until the first annual meeting of stockholders, or until their successors are elected and qualify are:

Nicca p. Tapnio
10527 Hampton Landing Drive South
Jacksonville, Fl. 32256

Lysandro O. Tapnio
10909 Atlantic Blvd. Suite 15
Jacksonville, Fl.. 32225

**ARTICLE 8
INCORPORATORS**

The name and address of the Incorporators are:

Nicca P. Tapnio
10527 Hampton Landing Drive South
Jacksonville FL, 32256

Lysandro O. Tapnio
10909 Atlantic Blvd Suite 15
Jacksonville, FL. 32225

**ARTICLE 9
COMMON DIRECTORS TRANSACTIONS BETWEEN CORPORATIONS**

No contract or other transaction between this Corporation and one or more of its Directors or any other corporation, form, association or entity in which one or more of its Directors are directors or officers or are financially interested, shall be either void or voidable because of such relationships or interest, or because such Director or Directors are present at the meeting of the Board of Directors, or a committee thereof which authorizes, approves, or ratifies such contract or transaction by vote or consent sufficient for the purpose without counting the votes or consents of such interested Directors; or the fact that such relationship or interest is disclosed or known to the shareholders entitled to vote, and they authorize, approve or ratify such contract or transaction by vote or written contract or transaction as fair and reasonable to the Corporation.

ARTICLE 10

THE CORPORATION'S MAILING ADDRESS

**The mailing address is: LAND DEPOT PROPERTY SERVICES, INC.
10920 Baymeadows Road # 27-152
Jacksonville, Fl. 32256**


The Chairman of the Board and/or the President of the corporation may change the mailing address at any time that it is deemed necessary and the Secretary will promptly inform the Proper Authorities.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or committee thereof which authorizes, approves, or ratifies such contract or transaction.

DATED this the 4th day of June, 2004.



Nicca P. Tapnio



Lysandro O. Tapnio

STATE OF FLORIDA)
: SS
COUNTY OF DUVAL)

On this the 4th day of June, 2004, personally appeared before me Nicca P. Tapnio and Lysandro O. Tapnio, who acknowledged to me that they executed the foregoing Articles of Incorporation.



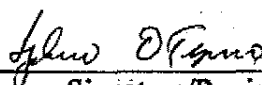
NOTARY PUBLIC




Lisa Marie Miller
MY COMMISSION # DD078440 EXPIRES
December 16, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

FILED
04 JUN 15 PM 3 57
TALLAHASSEE, FLORIDA

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity


Signature/Registered Agent

6-4-04
Date


Signature/Incorporator

04 June '04
Date