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SECRETARY OF STATE
TAHLEAHSEE, FL 32060

04/11/4

TRANSMITTAL LETTER

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

SUBJECT: LM PROPERTY MANAGEMENT GROUP, 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:

SCOTT LEAR

Name (Printed or typed)

485 24TH AVE NORTH

Address

ST PETERSBURG, FL 33704

City, State & Zip

(727) 821-8053

Daytime Telephone number

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

CERTIFICATE AND ARTICLES OF INCORPORATION
OF
LM PROPERTY MANAGEMENT GROUP, INC.

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SECRETARY OF STATE
TALLAHASSEE, FL 32399

The undersigned person, having the age of eighteen (18) years or more, has associated herself for the purpose of forming a corporation under the laws of the State of Florida and does hereby adopt the following Certificate and Articles of Incorporation.

1. **Name.** The name of this corporation is LM Property Management Group, Inc.
2. **Purpose and Powers.** This corporation is organized for the transaction of any and all lawful business for which corporations may be incorporated under the laws of the State of Florida, as they may be amended from time to time, and specifically but not limited thereof, the purpose of: Real Estate Investments.
This corporation shall have the broad general powers set forth by regulation and statute in this state.
3. **Duration.** The duration of this corporation shall be for in perpetuity.
4. **Statutory/Registered Agent.** The corporation appoints Scott Lear who is a bona fide resident of Florida. This appointment may be revoked at any time in accordance with the rules of the State of Florida.
5. **Registered Place of Business.** The initial registered place of business shall be:
Street Address: 485 24th Ave N., St. Petersburg, FL 33704
Mailing Address: 485 24th Ave N., St. Petersburg, FL 33704.

Copies of all corporate records shall be kept at the registered place of business.

6. **Board of Directors.** The number of directors of the corporation shall be fixed and may be altered from time to time as may be provided in the bylaws. In case of any increase in the number of directors, the additional directors shall be elected by the shareholders at an annual or special meeting, as shall be provided in the bylaws. The initial Board of Directors shall consist of two people, who shall serve until any successors are qualified according to the bylaws, and whose names and addresses are:

Scott Lear, 485 24th Ave N., St. Petersburg, FL 33704

John Mitchell, 3230 S. Ocean Blvd, Palm Beach, FL 33480

7. **Amendment of Bylaws.** Both the shareholders and the board of directors shall have the power to amend the bylaws as provided in the bylaws.
8. **Incorporators.** The name and address of the undersigned incorporator is: Scott Lear, 485 24th Ave N., St. Petersburg, FL 33704
- All powers, duties and responsibilities of the incorporator shall cease at the time of delivery of this Certificate and Articles of Incorporation to the person or department with whom the Articles are filed.
9. **Commencing Business.** The minimum amount of capital with which the corporation shall commence business is one-hundred (\$100.00) dollars.
10. **Capital Stock.** The authorized capital stock of the corporation shall be as follows: The number of Class "A" shares of common voting stock shall be five hundred (100) shares with a par value of one dollar (\$1.00) per share.
- The shareholders of the corporation at any duly constituted meeting may, by

resolution having unanimous approval of all holders of stock outstanding and issued and recorded in writing in the minutes of a meeting, places such restrictions upon the transfer or encumbrance of the capital stock of the corporation as they deem advisable, so long as such restriction is reasonable and not an undue restraint or alienation of stock. At such meeting the shareholders may determine the method by which the restrictions upon transfer or encumbrance of the capital stock of the corporation may thereafter be rescinded or modified, and in the absence of such a determination, such restrictions shall be rescinded or modified, only by unanimous approval of all the shareholders at a meeting called for such purpose. All such restrictions on the transfer or encumbrance of a stock of this corporation shall be recorded on all certificates of stock in every shareholder, his heirs, assigns and personal representatives.

11. Preemptive Rights. Any preemptive rights that are to be granted to the stockholders are as follows: All stock of the corporation shall be subject to these restrictions and have endorsed thereon the appropriate notice contained in this paragraph. Other preemptive rights adopted by this corporation are as follows: None. No other preemptive rights will be amended into the Certificate and Articles of Incorporation without unanimous vote of the stockholders.

12. Other Provisions. There are no other provisions.

13. Additional Articles. The corporation adopts the following additional articles, as required by the laws of this state: None

14. **Statutory/Registered Agent Verification.** Having been designated to act as Statutory/Registered Agent, I hereby consent to act in that capacity until removed or until my resignation is submitted in accordance with the laws of the state.

The Statutory/Registered Agent can be reached at the following address:

485 24th Ave N., St. Petersburg, FL 33704

Date: 10/26/04

Signature of Statutory/Registered Agent



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04 NOV - 1 PM 3:48
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

IN WITNESS WHEREOF, the following incorporator has signed these Articles of Incorporation, intending that they become effective as of this date.

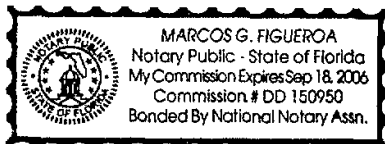
Printed Name

Signature

Scott Lear



THE AFORESIGNED, Scott Lear, having shown driver's license as proof of identifications, has SWORN TO AND SUBSCRIBED before me, this 26th day of October 2004.




NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires: _____