

Frank Castoro

954-202-7390

p. 4

Jun. 13. 2005x11:27AMns Lack & Union Title Corp.

No. 6687 P.P. 15of1

P05000084803

**Florida Department of State
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FLORIDA PROFIT CORPORATION OR P.A.

H & R PROPERTIES OF SOUTH FLORIDA, INC.

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Frank Castoro

954-202-7390

p.1

Jun. 13. 2005 11:25AM

Lack & Union Title Corp.

954-202-7No. 6687 P. 1 p.1

6/13/2005 9:05 PAGE 001/001

Florida Dept of State



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

June 13, 2005

FRANCIS X. CASTORO, P.A.

SUBJECT: H & R PROPERTIES OF SOUTH FLORIDA, INC.
REF: W05000028918

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

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954-202-7390

p. 6

No. 6687 P. P. 7

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ARTICLES OF INCORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- OF -

H & R PROPERTIES OF SOUTH FLORIDA, INC.

I, THE UNDERSIGNED, hereby come forth for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the statutes of the said State of Florida.

ARTICLE I

The name of the corporation shall be: H & R PROPERTIES OF SOUTH FLORIDA, INC. Its business shall be carried on in the State of Florida, in the United States of America, and elsewhere, as may be authorized by the Board of Directors.

ARTICLE II

The general nature of the business to be transacted by the corporation shall be:

- a. To be engaged in any and all aspects within the field of ownership and management of real property.
- b. To buy and sell real estate, build and develop unimproved land and conduct a general broker business on all forms and kinds of securities and to act as agents in the buying and selling of mortgages, equities, securities and other forms of negotiable instruments and evidences of indebtedness and to buy and sell personal property, either wholesale or retail; to purchase, own, sell, rent, lease, mortgage and to act as the agent in the buying, owning, selling, renting, leasing and mortgaging of property, whether real or personal or otherwise; to manufacture, acquire or dispose of real estate or personal properties, for itself or acting as agents in loaning and buying securities; to borrow money and to secure the same in whatever manner in which a corporation might do and is permissible under the laws of the State of Florida.
- c. To apply for, hold, purchase, acquire or otherwise deal in letters,

H050001440803

Frank Castoro

954-202-7390

P.7

Jun. 13. 2005 11:26AM LACK @ Union Title Corp.

N-No. 6687 P. P. 8

H 050001440803

patent or copyrights of the United States or other countries, to work, operate or develop the same or to carry on any business, manufacturing or otherwise, which may directly or indirectly affect those objects or any of them; to guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise, which may directly or indirectly affect those objects or any of them; to guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock or any bonds, securities or other evidences of indebtedness created by any person or corporation of this state or any other state, country, nation or government and while owner of said stock may exercise all the rights and privileges of ownership, including the right to vote thereon as natural persons might or could do.

- d. To loan money on real estate and personal property.
- e. To enter into, make or perform contracts of any kind with any person, association, corporation, municipality, body politic, country, county, territory, state, government, colony or any dependency thereof, and without limit as to the amount, draw, make, accept, endorse, discount, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and all other negotiable instruments and evidences of indebtedness, whether secured by mortgage, bond or otherwise.
- f. To do any and of the requirements set forth herein, to the same extent as natural persons might do or could do and in any part of the world as principals, agents, contractors or otherwise and either alone or with the company of others, purchase, hold and reissue any of the shares of its capital stock.
- g. In general, to carry on any other business in connection therewith, whether manufacturing or otherwise, not specifically forbidden by the Laws of the State of Florida and with all powers conferred upon corporations by the Laws of the State of Florida.

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ARTICLE III

The maximum number of shares of stock that the corporation is authorized to have outstanding, at any time, shall be: ONE HUNDRED (100) SHARES - NO PAR VALUE.

ARTICLE IV

The amount of capital with which the corporation will begin business shall not be less than FIVE HUNDRED DOLLARS (\$500.00).

ARTICLE V

The principal office of this corporation shall be located at:
1905 HARRISON STREET
HOLLYWOOD, FLORIDA 33020

ARTICLE VI

The corporation shall have perpetual existence.

ARTICLE VII

The names and street addresses of the first Board of Directors who shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified, are as follows:

<u>NAME</u>	<u>STREET ADDRESS</u>
HERNAN CASTANEDA	1905 HARRISON STREET HOLLYWOOD, FLORIDA 33020
RUBEN CASTANEDA	1905 HARRISON STREET HOLLYWOOD, FLORIDA 33020

There shall be not less than TWO (2) Directors.

Frank Castoro

954-202-7390

p.9

Jun. 13. 2005 11:25AM Lack @ Union Title Corp.

No. 6687 P. 5

ARTICLE VIII

The names and street addresses of each subscriber to these Articles of Incorporation, are as follows:

NAME

STREET ADDRESS

HERNAN CASTANEDA

**1905 HARRISON STREET
HOLLYWOOD, FLORIDA 33020**

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of June, 2005.


BY: **HERNAN CASTANEDA**

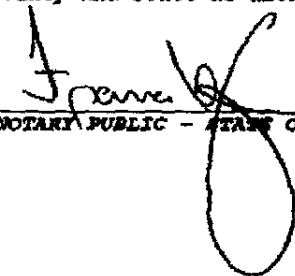
STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County above named to take acknowledgments, personally appeared: **HERNAN CASTANEDA**, who presented a Florida Driver's License, and on that basis, to me well known to be the person described as the Subscriber in and who executed the foregoing Articles of Incorporation and he acknowledged before me, according to Law, that he subscribed to those Articles of Incorporation.

WITNESS my hand and Official Seal, in the County and State as aforesaid on this 9th day of June, 2005.



Frank X. Castoro
MY COMMISSION # 00149177 EXPIRES
January 5, 2007
BROWARD COUNTY, FLORIDA


NOTARY PUBLIC - STATE OF FLORIDA

Frank Castoro
Jun. 13. 2005 11:26AM Lack & Union Title Corp.

954-202-7390
No. 6687 P. 6

p.10

DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT

RE: CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.
TO: SECRETARY OF STATE, CORPORATE RECORDS BUREAU
DATE: JUNE 9, 2005
CORP: H & R PROPERTIES OF SOUTH FLORIDA, INC.

Pursuant to Chapter 607.034 Florida Statutes, the following is submitted, in compliance with said Act: That the above-named corporation desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, located in the City of HOLLYWOOD, County of BROWARD, State of FLORIDA, has named:

NAME: HERMAN CASTANEDA
1905 HARRISON STREET
HOLLYWOOD, FLORIDA 33020

as its REGISTERED AGENT to accept service of process within this State.

ACKNOWLEDGEMENT: Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I, the below signed, hereby:

1. accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office; and
2. I HEREBY AM FAMILIAR WITH AND ACCEPT THE DUTIES AND RESPONSIBILITIES AS REGISTERED AGENT FOR SAID CORPORATION.


BY: HERMAN CASTANEDA
ITS: REGISTERED AGENT