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DIVISION OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.
COMMUNITY PROPERTY MANAGEMENT GROUP, INC.

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ARTICLES OF INCORPORATION

Community Property Management Group, Inc., a Florida Corporation

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ARTICLES OF INCORPORATION
OF

Community Property Management Group, Inc., a Florida Corporation

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WE, the undersigned, hereby associate together 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 State of Florida, providing for the formation, liabilities, rights, privileges and immunities of a corporation for profit.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of this corporation shall be:

Community Property Management Group, Inc., a Florida Corporation

Its business shall be carried on and/or in Miami, Florida and at such other point or places in the State of Florida, and in the United States and foreign countries as may from time to time be authorized by the Board of Directors. Its principal office shall be at 10003 Courtney Palms Boulevard, Tampa, Florida 33619.

The registered office of the corporation is 2121 Ponce De Leon Boulevard, Suite 1035, Coral Gables, Florida 33134 and the registered agent at that address is Robert W. Rodriguez.

ARTICLE II

This general nature of business to be transacted is as follows:

SECTION 1. To manage real property interests in Florida and/or in the United States and/or in foreign countries as may from time to time be authorized by the Board of Directors.

SECTION 2. To purchase, lease, hire or otherwise acquire real and personal property, improved and unimproved, of every kind and description, and to sell, dispose of, lease, convey, encumber, and mortgage said property, or any part thereof. To acquire, hold, lease, manage, operate, develop, control, build, erect, maintain, for the purposes of the company, construct, reconstruct or purchase, either directly or through

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ownership in stock in any corporation, any lands, buildings, offices, stores, warehouses, mills, ship, factories, plants, gas houses, machinery rights, easements, privileges, franchises and licenses, and to sell, lease, hire or otherwise dispose of the lands, buildings or other property of the company or any part thereof.

SECTION 3. To act as agent for others in the purchase and sale of goods, wares, merchandise, articles, materials, real property, and equipment of all kinds and act as a brokerage firm and/or business so long as the same is connected, affiliated and/or related to management services as contemplated by these Articles.

SECTION 4. Intentionally omitted.

SECTION 5. To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida and in all other states and countries as authorized by the Board of Directors.

SECTION 6. To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness, as required.

SECTION 7. To purchase the corporate assets of any other corporation and engage in the same or other character of business.

SECTION 8. To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida, or any other state or government, or foreign country and while owner of such stock, to exercise all rights, powers, and privileges of ownership, including the right to vote such stock.

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SECTION 9. This corporation shall have all the general powers together with all the additional and specific powers granted by the laws of the State of Florida, as well as all implied powers in carrying out the foregoing express powers.

SECTION 10. The foregoing clauses shall be construed both as object and powers, but no recitation, expression, or declaration of specific powers or special powers or purposes shall be deemed to be exclusive, but it is hereby expressly declared that all other lawful powers not inconsistent therewith are hereby included.

ARTICLE III

The authorized capital stock of the corporation shall be 20,000 (twenty thousand) shares of one cent (\$.01) par value common stock which shall be designated "Common Shares."

ARTICLE IV

This corporation shall have perpetual existence, unless sooner dissolved by operation of law.

ARTICLE V

This corporation shall begin business with an amount of capital of not less than \$100.00.

ARTICLE VI

The Board of Directors of this corporation shall consist of at least one director, the exact number to be fixed by the By-Laws of the corporation, who shall administer the affairs of the corporation and shall have the right to fix their own salaries, as well as those of the officers of the corporation. The name and address of the first directors of the corporation shall be:

Peter Wenzel, Director
2801 Florida Avenue, Suite 14, Coconut Grove, Florida 33133

Gary Burman, Director
2801 Florida Avenue, Suite 14, Coconut Grove, Florida 33133

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ARTICLE VII

The names and addresses of the officers of this corporation, who shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified and the statement of the number of shares of stock which each agree to take is as follows:

Gary Burman, Chief Executive Officer
2801 Florida Avenue, Suite 14, Coconut Grove, Florida 33133

Carl Chitjain, Chief Operating Officer
10003 Courtney Palms Boulevard, Tampa, Florida 33619

Peter Wenzel, President
2801 Florida Avenue, Suite 14, Coconut Grove, Florida 33133

Ronald Richard, Vice-President
10003 Courtney Palms Boulevard, Tampa, Florida 33619

Tanya Richard, Treasurer
10003 Courtney Palms Boulevard, Tampa, Florida 33619

ARTICLE VIII

The name and post office address of the Incorporator is as follows:

Robert W. Rodriguez, Esq.
2121 Ponce De Leon Boulevard, Suite 1035
Coral Gables, Florida 33134

IN WITNESS WHEREOF, the undersigned incorporator/subscriber has executed these Articles of Incorporation this 16th day of November, 2005.



Robert W. Rodriguez, Esq..

State of Florida
County of Miami-Dade

Before me, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Robert W. Rodriguez, known by me to be

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the person who executed the foregoing Articles of Incorporation, and he/she acknowledged before me that he/she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid this 16th day of November, 2005.



Norika Runwach
My Commission 00231418
Expires July 12, 2007


Notary Public State of Florida

My Commission Expires:

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

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Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in
compliance with said Act:

Community Property Management Group, Inc., a Florida Corporation, with
its principal office as indicated in the Articles of Incorporation, in Miami-Dade County,
Florida, has named Robert W. Rodriguez located at 2121 Ponce De Leon Boulevard,
Suite 1035, Coral Gables, Florida 33134, as its agent to accept service of process
within the state.

Having been named to accept service of process for the above-stated
corporation, at place designated in this Certificate, I, Mr. Robert W. Rodriguez, hereby
accept to act in this capacity, and agree to comply with the provision of said Act relative
to keeping open said office.


Robert W. Rodriguez

State of Florida
County of Miami-Dade

Before me, a notary public authorized to take acknowledgments in the state and
county set forth above, personally appeared Robert W. Rodriguez, known by me to be
the person who executed the foregoing Articles of Incorporation, and he/she
acknowledged before me that he/she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, in the state and county aforesaid this 16th day of November, 2005.



Niruka Rowach
My Commission 00231416
Expires July 13, 2007


Notary Public State of Florida

My Commission Expires:

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