

P99000096918

LAW OFFICES  
JEFFREY C. COON, P.A.

ATTORNEY AT LAW

TENTH FLOOR - TAMPA THEATRE BUILDING  
707 NORTH FRANKLIN STREET  
TAMPA, FLORIDA 33602

*Mailing Address*  
P.O. BOX 413  
TAMPA, FLORIDA 33601-0413

TELEPHONE (813) 221-2924  
*Elsewhere in Florida call*  
"TOLL FREE" 1-800-822-2924  
FAX No. (813) 221-6633

October 28, 1999

Florida Department of State  
DIVISION OF CORPORATIONS  
P.O. Box 6327  
Tallahassee, Florida 32314-6327

400003030554--0  
-11/01/99--01080--020  
\*\*\*\*122.50 \*\*\*\*\*78.75

Re: Filing, Articles of Incorporation for:  
**COMMERICAL REALTY OF WEST FLORIDA, INC.**  
File: 99-5037

Dear Sirs:

I have enclosed the original and one (1) copy of a set of Articles of Incorporation for the above-named Florida corporation, to be filed in your office. I have also enclosed my firm's check in the sum of \$122.50 to cover your fees for filing the Articles and for furnishing a **certified copy** of the Articles after they have been filed.

Please file the enclosed Articles of Incorporation and forward a certified copy of them to me as soon as possible.

Thank you very much for your assistance and for your attention to this request.

Sincerely yours,

  
Jeffrey C. Coon

Encls:

FILED  
99 NOV -1 PM 3:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

11-3  
WE

ARTICLES OF INCORPORATION  
OF  
COMMERCIAL REALTY OF WEST FLORIDA, INC.

FILED  
99 NOV -1 PM 3:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I

CORPORATE NAME

The name of the corporation shall be COMMERCIAL REALTY OF WEST  
FLORIDA.

ARTICLE II

DURATION

The corporation shall have perpetual existence, unless sooner dissolved according to  
law.

ARTICLE III

NATURE OF BUSINESS

The general nature of the business to be transacted by the corporation shall be that of  
real estate broker, and any and all related manner of business, as well as any other business  
or activities permitted under the laws of the United States or of the State of Florida.

ARTICLE IV

CORPORATE POWERS

The corporation shall have the power to:

1. Sue and be sued, appear and defend in all actions and actions and proceedings in its  
corporate name, to the same extent as a natural person.

2. Adopt and use a common corporate seal, and to alter the same if deemed necessary.

3. Appoint such officers and agents as its affairs shall require, and to allow them suitable compensation.

4. Adopt, change, amend, and repeal By-laws for the corporation, not inconsistent with its Articles of Incorporation, for the exercise of its affairs and property, and the transfer on its records of its shares of stock, or other evidence of ownership of the corporation, and the calling and holding of meetings of its shareholders, officers and directors.

5. Make and enter into all contracts necessary and proper for the conduct of its business.

6. (a) Conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease, or other dispose of franchises in this state, or in any of the several states, territories or possessions of the United States.

(b) Purchase the corporate assets of any other corporation, and engage in the same character of business as the acquired corporation.

(c) Acquire, enjoy, utilize and dispose of patents, copyrights, trademarks and any other licenses or rights or interests therein or thereunder.

(d) Take, hold, sell and convey such property as may be necessary in order to obtain and secure payments of any indebtedness or liability to it.

(e) Indemnify any officer, director, or any former officer or director, in the manner set out and provided for in the By-laws of the corporation.

7. In general, to do all things, and perform all acts necessary and proper for the accomplishment of the purposes stated in these Articles, or necessary or incidental to the objectives of the corporation, and to have and exercise all powers of any nature whatsoever permitted or conferred by law upon corporations in general.

## ARTICLE V

### INITIAL CAPITAL

The amount of capital with which this corporation shall commence its business shall be not less than one thousand dollars (\$1,000.00).

## ARTICLE VI

### CAPITAL STOCK

The maximum number of shares of stock that the corporation is authorized to have issued and outstanding at any time is one thousand (1,000) shares of common stock, each with a nominal per value of \$1.00 per share. The price to be paid for each share of stock shall be determined by the Board of Directors of the corporation.

## ARTICLE VII

### PRINCIPAL BUSINESS OFFICE

The principal business office of the corporation shall be located, initially, at:  
1310 Rockwood Drive, Brandon, Florida 33510.

## ARTICLE VIII

### REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the corporation shall be: 1310 Rockwood Drive, Brandon, Florida 33510. The name and address of the initial registered agent of the corporation at that address shall be: Joyce L. Finefrock. The corporation shall have the power to move its principal business office, and to change its registered agent and registered office to any other address in the State of Florida, and to establish branch offices and other places of business within and without the State of Florida that may be deemed expedient.

## ARTICLE IX

### INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) director initially. The number of directors may be increased or decreased from time to time, in accordance with the By-laws of the corporation, but shall never be less than one (1) nor more than three (3) in number. The name and address of the initial director of the corporation are: Joyce L. Finefrock, 1310 Rockwood Drive, Brandon, Florida 33510.

## ARTICLE X

### SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation are:

Joyce L. Finefrock  
1310 Rockwood Drive  
Brandon, Florida 33510

## ARTICLE XI

### INFORMAL ACTION OF THE DIRECTOR(S)

If all of the directors severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writing(s) evidencing their consent are filed with the secretary of the corporation, then such action(s) shall be as valid as though authorized at a meeting, duly called, or the Board of Directors of the corporation.

## ARTICLE XII

### BY-LAW AMENDMENT

The power to adopt, amend, or repeal the By-laws of the corporation shall be vested in the Board of Directors of the corporation.

ARTICLE XIII

AMENDMENT OF ARTICLES

The corporation reserves the right to amend, alter, change or repeal any provisions of these Articles of Incorporation, or any amendment hereto, and any rights conferred upon the shareholders of the corporation are subject to this reservation of rights.

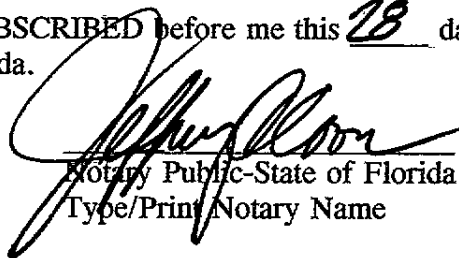
IN WITNESS WHEREOF, the undersigned incorporator and subscriber has executed these Articles of Incorporation for the purpose expressed herein.

  
Joyce L. Finefrock

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

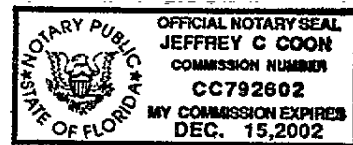
BEFORE ME, the undersigned authority, personally appeared, Joyce L. Finefrock, who is to me personally known or who produced for identification, her Florida Driver's License No. \_\_\_\_\_, and who acknowledged to and before me that she executed the above and foregoing Articles of Incorporation for the purposes expressed therein.

ACKNOWLEDGED AND SUBSCRIBED before me this 28 day of October, 1999 at Tampa, Hillsborough County, Florida.

  
Notary Public-State of Florida  
Type/Print Notary Name

My Commission Expires: \_\_\_\_\_

( SEAL )



CERTIFICATE DESIGNATING REGISTERED OFFICE FOR  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA,  
AND NAMING THE INITIAL REGISTERED AGENT OF THE  
CORPORATION UPON WHOM PROCESS MAY BE SERVED

---

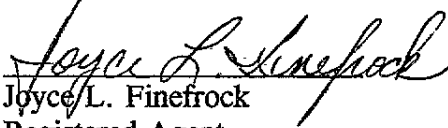
In compliance with Sections 48.091 and 607.34 of Florida Statutes, the following is submitted:

1. That Commercial Realty of West Florida, desiring to qualify under the laws of the State of Florida, with its principal place of business at: 1310 Rockwood Drive, Brandon, Hillsborough County, Florida 33510, has appointed: Joyce L. Finefrock, whose address is 1310 Rockwood Drive, Brandon ( Hillsborough County ) , Florida 33510 as its Registered Agent to accept service of process for the corporation within the State of Florida.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named newly formed Florida corporation, at the registered office designated above, I do hereby agree and consent to act in this capacity and I agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as registered agent.

DATED on: October 28, 1999.

  
Joyce L. Finefrock  
Registered Agent

FILED  
99 NOV -1 PM 3:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA