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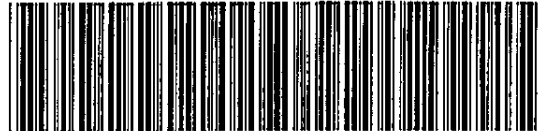
(Business Entity Name)

(Document Number)

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05/08/05--01016--006 **78.75

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AND
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05 MAY -2 PM 2:52
05/08/05

**Law Offices
FRANK P. MEHOK, JR. P.A.
2275 S. Federal Highway
Suite 350
Delray Beach, Florida 33483**

**Frank P. Mehok, Jr.
Attorney at Law**

**Telephone: (561) 272-6770
Fax Number (561) 272-6217
Cell: (561) 716-2011**

January 31, 2005

Secretary Of State
State of Florida
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32374

RE: PREFERRED PROPERTIES FIRST, INC.

Dear Secretary of State:


Enclosed herewith for filing is an original and 1 copy of the ARTICLES OF INCORPORATION for PREFERRED PROPERTIES FIRST, INC.

Also enclosed is a check in the sum of \$78.75 which represents the following:

Filing Fee	\$ 35.00
Certified Copy	8.75
Registered Agent Designation	<u>35.00</u>
Total	<u>\$ 78.75</u>

Please return a certified copy of the ARTICLES OF INCORPORATION to the undersigned.

With Very Best Regards,



Frank P. Mehok, Jr.

FPMjr/vgb
Enclosures

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AND
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05 FEB -3 PM 2:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
PREFERRED PROPERTIES FIRST, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby associates himself to form a corporation under the laws of the State of Florida.

The name of this corporation is **PREFERRED PROPERTIES FIRST, INC.**

ARTICLE II - NATURE OF BUSINESS

This corporation may engage in any activity permitted under the laws of the United States or of the State of Florida.

ARTICLE III - ADDRESS OF PRINCIPAL PLACE OF BUSINESS

The initial post office address of the principal place of business of this corporation in the State of Florida is 309 SW 29th Avenue, Delray Beach, FL 33445.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is One Thousand (1,000) shares of common stock having a nominal or par value of One Dollar (\$1.00) per share. The whole or any part of the capital stock of this corporation may be paid for in lawful money of the United States of America or in property, labor or services at a just valuation to be fixed by the Directors.

ARTICLE V - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business shall be not less than Five Hundred (\$500.00) Dollars.

ARTICLE VI- TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VII - DESIGNATION OF REGISTERED AGENT AND OFFICE

The Registered Agent shall be: Michael R. Weiss, 309 SW 29th Avenue, Delray Beach, FL 33445.

ARTICLE VIII - SUBSCRIBERS

The names and addresses of the subscriber to these Articles of Incorporation, the number of shares of stock he agrees to take and the value of the consideration therefore is:

<u>Name of Subscriber</u>	<u>Address</u>	<u>Shares</u>	<u>Consideration Not Less Than</u>
Michael R. Weiss	309 SW 29 th Ave. Delray Beach FL 33445 33431	500	\$ 500.00

ARTICLE IX - DIRECTORS

This corporation shall have not less than one nor more than five (5) directors. The number of directors may be increased from time to time by by-laws adopted by the stockholders.

ARTICLE X - INITIAL DIRECTORS

The persons named below shall be the first directors of the corporation and shall serve as such until their respective successors are duly elected and qualified:

<u>Name</u>	<u>Address</u>
Michael R. Weiss	309 SW 29 th Ave. Delray Beach, FL 33445

ARTICLE XI - STOCK PLAN

The subscriber to this agreement does hereby agree he shall cause the corporation to adopt prior to payment for or issuance of any shares of stock of the corporation a Section 1244 Stock Plan covering those shares to be issued pursuant to this agreement.

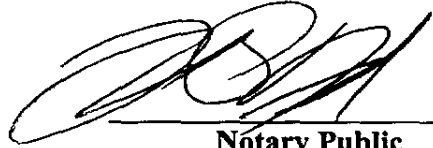

Michael R. Weiss

STATE OF FLORIDA)
 :SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared MICHAEL R. WEISS, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, and acknowledged before me he subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 31st day of January, 2005.

My Commission Expires:



Notary Public
State of Florida at Large



APPROVED
AND
FILED

05 FEB -3 PM 2:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First -- That **PREFERRED PROPERTIES FIRST, INC.**, desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, to be at 309 SW 29th Ave., City of Delray, County of Palm Beach, State of Florida 33445, has named Michael R. Weiss, located at 309 SW 29th Ave., City of Delray, County of Palm Beach, State of Florida 33445, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

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



Michael R. Weiss (Resident Agent)