

P99000060678

TRANSMITTAL LETTER

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

FILED  
99 JUL -6 PM 1:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SUBJECT: PRETORIA 459 CORPORATION  
(Proposed corporate name - must include suffix)

EFFECTIVE DATE  
6-29-99

300002925273--8  
-07/07/99-01059-011  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Enclosed is 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: CHRIS ANDERSON  
Name (Printed or typed)

MORTGAGE.COM  
8151 BROWARD BOULEVARD  
Address

Plantation, FL 33324  
City, State & Zip

954-452-0000 x4220  
Daytime Telephone number

RECEIVED  
59 JUL -6 AM 11:07  
DIVISION OF CORPORATIONS

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

EFFECTIVE DATE

6-29-99

ARTICLES OF INCORPORATION

OF

PRETORIA 459 CORPORATION

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation for profit under the laws of Florida, adopts the following Articles of Incorporation.

ARTICLE I

NAME AND ADDRESS

Section 1.1 Name. The name of the corporation is Pretoria 459 Corporation.

Section 1.2 Address of Principal Office. The address of the principal office of the corporation is 4975 SW 85<sup>th</sup> Street, Miami, FL 33143.

ARTICLE II

DURATION

Section 2.1 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed, except that if they are not filed by the Department of State of Florida within five business days after they are executed, corporate existence shall commence upon filing by the Department of State.

ARTICLE III

PURPOSES

Section 3.1 Purposes. This corporation is organized for the purposes of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV

CAPITAL

Section 4.1 Authorized Capital. The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is ten thousand (10,000) shares of voting common stock having a par value of \$.01 per share.

## ARTICLE V

### INITIAL REGISTERED OFFICE AND AGENT

Section 5.1 **Name and Address**. The street address of the initial registered office of this corporation is 4975 SW 85<sup>th</sup> Street, Miami, FL 33143, the initial registered agent of this corporation at that address is Seth Werner.

## ARTICLE VI

### DIRECTORS

Section 6.1 **Number**. This corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by the bylaws, but shall never be less than one.

Section 6.2 **Initial Directors**. The name and address of the sole member of the first board of directors of the corporation are:

<u>Name</u>	<u>Address</u>
Seth Werner	4975 SW 85 <sup>th</sup> Street Miami, FL 33143

## ARTICLE VII

### BYLAWS

Section 7.1 **Bylaws**. The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws may be amended or repealed from time to time by either the board of directors or the shareholders, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

## ARTICLE VIII

### INCORPORATOR

Section 8.1 **Name and Address**. The name and street address of the incorporator of this corporation are:

<u>Name</u>	<u>Address</u>
Seth Werner	4975 SW 85 <sup>th</sup> Street Miami, FL 33143

ARTICLE IX

INDEMNIFICATION

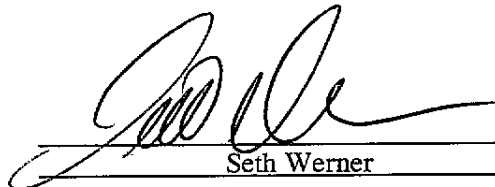
Section 9.1 **Indemnification**. The board of directors is hereby specifically authorized to make provision for indemnification of directors, officers, employees and agents to the full extent permitted by law.

ARTICLE X

AMENDMENT

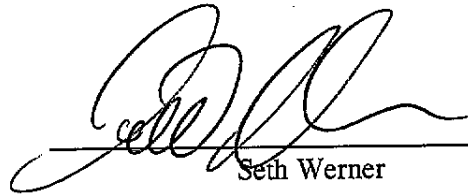
Section 10.1 **Amendment**. This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the incorporator has executed these Articles the 29 day of June, 1999.

  
\_\_\_\_\_  
Seth Werner, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in the above Articles of Incorporation, the undersigned. agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties. He is familiar with and accepts the obligations of a registered agent.



Seth Werner

Date: June 29, 1999

**FILED**  
99 JUL -6 PM 1:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA