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SAMUEL J. CANTOR*

*ALSO MEMBER OF PENNSYLVANIA BAR

December 11, 2001

P01000119597

State of Florida, Secretary of State
Corporate Records Bureau - Div. of Corps.
P. O. Box 6327
Tallahassee, Florida 32301

400004727644--5
-12/17/01--01021--013
122.50 **78.75

Re: Precise Property, Inc.

Gentlemen/Ladies:

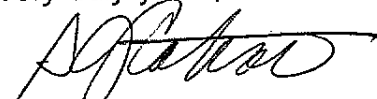
Enclosed please find the following in connection with the above-captioned filing:

1. An original and a xerox copy of the Articles of Incorporation of Precise Property, Inc.
2. This firm's check in the amount of \$122.50 in payment for the following:

(a) Filing Fee in the amount of	\$ 35.00
(b) Certified Copy in the amount of	35.00
(c) Resident Agent Designation in the amount of	<u>52.52</u>
TOTAL \$122.50	
3. A Certificate Designating Resident Agent.

Please file the original in your office and return the certified copy to this office in the self-addressed envelope at your earliest convenience.

Very truly yours,


Samuel J. Cantor

SJC:jac
Enclosures

01 DEC 17 PM 4: 05
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

12-18-01
TB

ARTICLES OF INCORPORATION

PRECISE PROPERTY, INC.

The undersigned, Bruce Schreiber, a natural person competent to contract, does hereby make, subscribe and file these Articles of Incorporation for the purpose of organizing a corporation under the laws of the State of Florida.

ARTICLE I

CORPORATE NAME

The name of the Corporation shall be:

PRECISE PROPERTY, INC.

ARTICLE II

NATURE OF CORPORATE BUSINESS AND POWERS

The general nature of the business to be transacted by this Corporation shall be to engage in any and all lawful business permitted under the laws of the United States and the State of Florida and more specifically but not limited to owning, operating and managing real estate.

ARTICLE III

CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time shall be ONE HUNDRED (100) shares of common stock having a par value of one (\$1.00) dollar per share.

FILED
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE IV

TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE V

REGISTERED AGENT AND

INITIAL REGISTERED OFFICE IN FLORIDA

The Registered Agent and the street address of the initial Registered office of this Corporation in the State of Florida shall be:

BRUCE SCHREIBER
8400 NORTH UNIVERSITY DRIVE, #109
TAMARAC, FLORIDA 33321

This is also the principal office and mailing address of the Corporation.

ARTICLE VI

BOARD OF DIRECTORS

This Corporation shall have two (2) Director initially. The number of Directors may be increased from time to time by By-Laws adopted by the stockholders, but shall never be less than one (1). The initial Director shall be: Bruce Schreiber, 8400 North University Drive, Suite 109, Tamarac, Florida 33321 and Robert Blatt, 6550 N. Federal Highway, Suite 240, Fort Lauderdale, Florida 33308.

ARTICLE VII

INCORPORATOR

The name of the person signing these Articles of Incorporation as the Incorporator is Bruce Schreiber, 8400 North University Drive, Tamarac, Florida 33321.

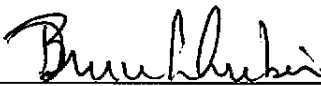
ARTICLE VIII

AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders and approved at a stockholder's meeting by a majority of the stockholders entitled to vote thereon.

IN WITNESS WHEREOF, the undersigned Incorporator has executed the foregoing Articles of:

PRECISE PROPERTY, INC. on this 10 day of December, 2001.



Bruce Schreiber

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on this 10th day of December, 2001 by Bruce Schreiber as Incorporator.

Seal





NOTARY PUBLIC AT LARGE, STATE OF FL

MY COMMISSION EXPIRES:

CERTIFICATE DESIGNATING RESIDENT AGENT

AND OFFICE FOR SERVICE OF PROCESS

PRECISE PROPERTY MANAGEMENT, INC. a corporation existing under the laws of the State of Florida with its principal office at 8400 North University Drive, Tamarac, Florida 33321 has named Bruce Schreiber whose address is 8400 North University Drive, Tamarac, Florida 33321 as Resident Agent to accept service of process within the State of Florida.

ACCEPTANCE

Having been named to accept service of process for the above named Corporation, at the place designated in this Certificate, I hereby accept the appointment as Resident Agent, and agree to comply with all applicable provisions of law.



Bruce Schreiber

01 DEC 17 PM 4:05
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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