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Division of Corporations

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

PRESTON REAL ESTATE HOLDINGS, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

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51

#03000201522

ARTICLES OF INCORPORATION

OF

Preston Real Estate Holdings, Inc.

The undersigned subscriber to these Articles of Incorporation hereby forms a corporation under the Florida Business Corporation Act.

ARTICLE I.

CORPORATE NAME

The name of this Corporation is Preston Real Estate Holdings, Inc.

ARTICLE II.

The Corporation's principal office is:

218 Commercial Boulevard
Lauderdale By The Sea, FL 33308

The Corporation's mailing address is:

218 Commercial Boulevard
Lauderdale By The Sea, FL 33308

ARTICLE III.

NATURE OF CORPORATE BUSINESS

This Corporation, through its officers, employees and agents shall be authorized to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV.

CAPITAL STOCK

This Corporation is authorized to issue a maximum of ten thousand (10,000) shares of stock. The shares of stock authorized shall be common stock having a par value of \$.01 per share.

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ARTICLE V

QUORUM FOR STOCKHOLDERS MEETINGS

Unless otherwise provided for in the Corporation's Bylaws, a majority of the shares entitled to vote, represented in person or by proxy, shall be required to constitute a quorum at a meeting of shareholders.

ARTICLE VI

INDEMNIFICATION

The Corporation shall indemnify its officers, directors and authorized agents for all liabilities incurred directly, indirectly or incidentally to services performed for the Corporation, to the fullest extent permitted under Florida law existing now or hereinafter enacted.

ARTICLE VII

LIMITATION ON SHAREHOLDER SUITS

Shareholders shall not have a cause of action against the Company's officers, directors or agents as a result of any action taken, or as a result of their failure to take any action, unless deprivation of such right is deemed a nullity because, in the specific case, deprivation of a right of action would be impermissibly in conflict with the public policy of the State of Florida. The fact that this Article shall be inapplicable in certain circumstances shall not render it inapplicable in any other circumstances and the Courts of the State of Florida are hereby granted the specific authority to restructure this Article, on a case by case basis or generally, as required to most fully give legal effect to its intent.

ARTICLE VIII

INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Corporation's initial Registered Agent and Registered Office in the State of Florida shall be:

Janet Brown
218 Commercial Boulevard
Lauderdale By The Sea, FL 33308

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

Janet Brown

Preston Real Estate Holdings, Inc

May 23, 2003

Articles of Incorporation

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ARTICLE IX.

BOARD OF DIRECTORS

The Corporation shall have one Director. The number of Directors may be altered from time to time in accordance with By-Laws adopted by the Stockholders.

The names and post office addresses of the initial Director of the Corporation is:

Victoria Pisto Revier
218 Commercial Boulevard
Lauderdale By The Sea, FL 33308

The initial Director shall hold office until the first annual meeting of the Stockholders of the Corporation.

INCORPORATOR

Dearman & Gerson
150 North University Drive, Suite 200
Plantation, Florida 33324

The name and post office address of the Incorporator executing these Articles of Incorporation is:

Dearman & Gerson
150 North University Drive, Suite 200
Plantation, Florida 33324

THE UNDERSIGNED INCORPORATOR, for business within the State of Florida, does make and file these Articles of Incorporation.


Mark J. Dearman, Esq

Dated this 27th day of May, 2003.