



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 953684 7145695

AUTHORIZATION :

Patricia Pizzuti

COST LIMIT : \$ 70.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 SEP 18 AM 9:36

ORDER DATE : September 8, 1998

ORDER TIME : 10:25 AM

ORDER NO. : 953684-005

CUSTOMER NO: 7145695

800002643998--6

CUSTOMER: Mr. Chris Losquadro
MR. CHRIS LOSQUADRO

4496 Royal Fern Way

West Palm Beach, FL 33410

DOMESTIC FILING

NAME: PREMIER REAL ESTATE HOLDINGS,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Cassandra Bryant

EXAMINER'S INITIALS:

g 9/21/98

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ARTICLES OF INCORPORATION

OF

PREMIER REAL ESTATE HOLDINGS, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

PREMIER REAL ESTATE HOLDINGS, INC.

The address of the principal office of this corporation shall be 4496 Royal Fern Way, West Palm Beach, Florida 33410, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 2665 South Bayshore Drive, Suite 301, Miami, Florida 33133, and the name of the initial registered agent of the corporation at that address is James W. Banford.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have two Directors, initially. The names and addresses of the initial members of the Board of Directors are:

James W. Banford III	P.O. Box 330744,
Dir.	Miami, Florida 33233.

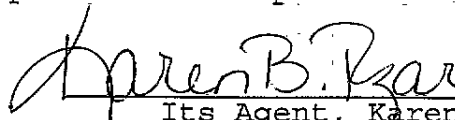
Chris Losquadro	4496 Royal Fern Way,
Dir.	Palm Beach Gardens, Florida 33410

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

The Company Corporation
1013 Centre Road
Wilmington, Delaware 19805

The undersigned incorporator has executed these Articles of Incorporation on September 18, 1998.



Its Agent, Karen B. Rozar
Incorporator

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ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN THE ARTICLES OF INCORPORATION

James W. Banford, an individual residing in this
state, having a business office identical with the registered
office of the corporation named below, and having been
designated as the Registered Agent in the above and foregoing
Articles of Incorporation of:

PREMIER REAL ESTATE HOLDINGS, INC.

James W. Banford is familiar with and accepts the
obligations of the position of Registered Agent under Section
807.0505, Florida Statutes.

By: 

Typed Name: James W. Banford