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OFFICE OF  
COHN & MONIUDIS, P.A.

SCOTT E. COHN  
PERRY D. MONIUDIS

315 S.E. 7TH STREET  
SECOND FLOOR  
FT. LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 523-8787  
FAX: (954) 523-5543

May 18, 1999

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

400002882634--1  
-05/21/99--01081--013  
\*\*\*\*122.50 \*\*\*\*\*78.75

Re: PREC, Inc.

Dear Sir or Madam:

Enclosed herewith please find one original and two copies of Articles of Incorporation for the above referenced corporation and a check in the amount of \$122.50, representing the fees for filing, obtaining a certified copy and registered agent designation.

Please have one of these copies stamped as received and returned to my office. A self-addressed postage stamped envelope is enclosed for your convenience. Should you have any questions with regard to this filing, please do not hesitate to call.

Very truly yours,

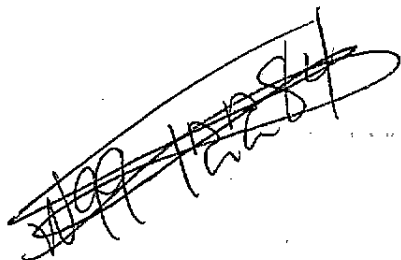


Scott E. Cohn

SEC/slc

Enclosures

FILED  
99 JUN -9 AM 7:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



T BROWN JUN 10 1999

(10)



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

May 26, 1999

SCOTT E. COHN  
COHN & MONILOUDIS, P.A.  
315 S.E. 7TH STREET, SECOND FLOOR  
FORT LAUDERDALE, FL 33301

SUBJECT: PREC, INC.  
Ref. Number: W99000012284

We have received your document for PREC, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6933.

Teresa Brown  
Corporate Specialist

Letter Number: 599A00028988

ARTICLES OF INCORPORATION  
OF  
PROPERTY AND REAL ESTATE CONSULTANTS, INC.

FILED  
99 JUN -9 AM 7:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I

NAME OF CORPORATION

The name of this organization shall be PROPERTY AND REAL ESTATE CONSULTANTS, INC.

ARTICLE II

TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE III

GENERAL NATURE OF BUSINESS

The general purpose for which this corporation is organized shall be to engage in any lawful activity or to transact any lawful business for which a corporation may be incorporated under the Florida Business Corporations Act.

ARTICLE IV

AUTHORIZED SHARES

The total authorized capital stock of this corporation shall consist of 100 shares of Common Stock, par value \$0.01 per share.

ARTICLE V

**CAPITAL TO BEGIN BUSINESS**

The amount of capital with which this corporation will begin business shall be determined by the initial Board of Directors.

**ARTICLE VI**

**ADDRESS OF PRINCIPAL OFFICE**

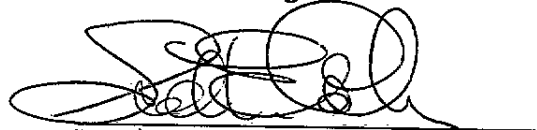
The address of the principal office of the Corporation is:

962 Jeffery Street  
Boca Raton, Florida 33487

**ARTICLE VII**

**ADDRESS OF REGISTERED OFFICE IN THIS STATE**

The street address of the initial registered office of this Corporation in the State of Florida is 315 SE 7th Street, Second floor, Ft. Lauderdale, Florida 33301, and the initial registered agent of this Corporation at that address shall be Scott E. Cohn, Esq., who, by his signature below accepts this designation.

  
Registered Agent

**ARTICLE VIII**

**NUMBER OF DIRECTORS**

This corporation shall have not less than one (1) director.

**ARTICLE IX**

**INITIAL BOARD OF DIRECTORS**

The names and street addresses of the initial members of the

Board of Directors is:

NAME	ADDRESSES
PETER KUHNERT	962 JEFFERY STREET BOCA RATON, FLORIDA 33487

ARTICLE X

INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

NAME	ADDRESS
PETER KUHNERT	962 JEFFERY STREET BOCA RATON, FL 33487

ARTICLE XI

AFFILIATED TRANSACTIONS

This corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and seal, this 4th day of June, 1999.

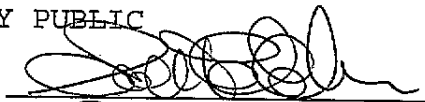
  
PETER KUHNERT

STATE OF FLORIDA     )  
                                  ) SS:

COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 4th  
day of June, 1999, by PETER KUHNERT, the Incorporator  
and who executed the foregoing Articles of Incorporation, and who  
is personally known to me or who produced a Florida Driver's license  
identification and who did (did not) take an oath.

NOTARY PUBLIC

Sign: 

Print: Scott E. Cohn

My Commission Expires:

(SEAL)

