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August 11, 1999

Secretary of State  
Division of Corporations  
Corporate Records Bureau  
P.O. Box 6327  
Tallahassee, Florida 32314

FILED  
99 SEP - 7 AM 9:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RE: Articles of Incorporation for Preferred Property Investments, Inc.

Gentlemen:

Enclosed herewith are original and one copy of Articles of Incorporation of subject proposed corporation. Please prepare a certified copy of said Articles, endorse your approval thereon, and return the copy to the undersigned. Our check made payable to you in the sum of \$78.75 is also enclosed.

This corporation will commence business upon the issuance of the Certificate of Incorporation. Therefore, we would appreciate your office processing this charter immediately. If, for any reason, a charter cannot be issued for the proposed corporation, please contact the undersigned immediately.

Very truly yours,

DOUGLAS J. ROBERTS

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-08/12/99--01062--015  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

NA.  
1099-19083



AUG 23 1999

FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

August 17, 1999

LEIBY CONSTRUCTION LAW FIRM  
% DOUGLAS J. ROBERTS  
8551 W.SUNRISE BLVD., SUITE 304  
FT. LAUDERDALE, FL 33322

SUBJECT: PREFERRED PROPERTY INVESTMENTS, INC.  
Ref. Number: W99000019083

We have received your document for PREFERRED PROPERTY INVESTMENTS, INC.. However, the document has not been filed and is being returned for the following:

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 the original and one copy of 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) 487-6934.

Loria Poole  
Corporate Specialist

Letter Number: 399A00041503

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-17-99 BY 60322 UCBAW

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**ARTICLES OF INCORPORATION  
OF  
FLORIDA PREFERRED PROPERTY INVESTMENTS, INC.**

**FILED**  
99 SEP -7 AM 9:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I  
CORPORATE NAME**

The name and mailing address of this corporation shall be Florida Preferred Property Investments, Inc., 8551 West Sunrise Boulevard, Suite 304, Fort Lauderdale, Florida 33322.

**ARTICLE II  
NATURE OF CORPORATE BUSINESS**

The corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

**ARTICLE III  
CAPITAL STOCK**

This corporation is authorized to issue a maximum of 100 shares of stock. The shares of stock authorized shall be common stock having a par value of \$0.01 per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

**ARTICLE IV  
INITIAL REGISTERED AGENT AND  
DESIGNATION OF REGISTERED AGENT**

The corporation's initial registered agent and office for the purpose of complying with Florida law shall be:

Larry R. Leiby

and the registered post office address is:

8551 West Sunrise Boulevard, Suite 304, Fort Lauderdale, Florida 33322

to accept service of process within this State.

I ACCEPT DESIGNATION AS REGISTERED AGENT OF THIS CORPORATION.

  
\_\_\_\_\_  
LARRY R. LEIBY, Esq.

ARTICLE V  
BOARD OF DIRECTORS

The number of directors may be altered from time to time by By-Laws adopted by the stockholders. However, the corporation shall have no less than 1 director(s) at any time.

ARTICLE VI  
INITIAL DIRECTORS

The name and post office address of each member of the first Board of Directors is:

LARRY R. LEIBY, Esq.  
8551 West Sunrise Boulevard, Suite 304  
Fort Lauderdale, Florida 33322

The members of the first Board of Directors shall hold office until the first annual meeting of the stockholders of the corporation, or until a successor is elected.

ARTICLE VII  
INCORPORATORS

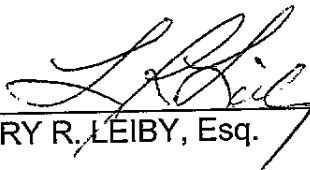
The name and post office address of each Incorporator executing these Articles of Incorporation is as follows:

LARRY R. LEIBY, Esq.  
8551 West Sunrise Boulevard, Suite 304  
Fort Lauderdale, Florida 33322

ARTICLE VIII  
COMMENCEMENT

Corporate existence will commence upon issuance of the Certificate of Incorporation.

THE UNDERSIGNED INCORPORATOR, for the purpose of forming a corporation to do business within the State of Florida, does make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true.

  
LARRY R. LEIBY, Esq.

**FILED**  
99 SEP - 7 - AM 9:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA