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JUSTIN EDWARD BEALS
ATTORNEY AT LAW

BRICKELL BAYVIEW CENTRE
SUITE 1830
80 SOUTHWEST 8TH STREET
MIAMI, FLORIDA 33130

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September 16, 2002

SECRETARY OF STATE
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

200007829772--6
-09/18/02-01058-004
*****78.75 *****78.75

Re: ARTICLES OF INCORPORATION

Gentlemen:

Enclosed please find Articles of Incorporation for FRANKLIN PROPERTY
MANAGEMENT, INC. and our office check in the amount of \$78.75 to cover the filing fee
and fee for registered agent designation. Also enclosed is a self-addressed envelope for the
return of a certified copy of the Articles after recording.

Very truly yours,



Jan R. Marshall
Secretary to
Justin Edward Beals

/jm
enc

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02 SEP 18 AM 9:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

02 SEP 18 AM 9:12

ARTICLES OF INCORPORATION
Of
FRANKLIN PROPERTY MANAGEMENT, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A Florida Corporation

BY THESE ARTICLES OF INCORPORATION, the INCORPORATOR named below, a natural person competent to contract, hereby forms a CORPORATION under the laws of the State of Florida.

ARTICLE I

NAME. The name of this CORPORATION is:

FRANKLIN PROPERTY MANAGEMENT, INC.

and the initial principal address of the CORPORATION is:

1131 S.W. 127th Terrace
Davie, FL 33325

ARTICLE II

TERM. This CORPORATION shall exist perpetually, unless dissolved according to law.

ARTICLE III

PURPOSE. The purpose for which this CORPORATION is organized is to establish assistance with property management needs in the Broward County, Florida area; and also to carry on all other lawful activities in which a Florida Corporation may engage.

ARTICLE IV

REGISTERED OFFICE AND AGENT. The street address of the initial registered office of this CORPORATION is:

**Brickell Bayview Centre
80 S.W. 8th Street
Suite 1830
Miami, FL 33130**

and the name of the initial registered agent at such address is:

JUSTIN EDWARD BEALS, ESQ.

ARTICLE V

BOARD OF DIRECTORS. The CORPORATION shall have no less than one (1) member of the initial Board of Directors. The number of Directors may be increased or decreased from time to time pursuant to the By-Laws of the CORPORATION, but shall never be less than one. The name and post office address of the member of the first Board of Directors, who, subject to the provisions of these Articles of Incorporation, the By-Laws, and the laws of the State of Florida, shall hold office for the first year of the CORPORATION's existence, or until his successor is elected and shall have qualified, is as follows:

<u>NAME</u>	<u>ADDRESS</u>
STEPHEN J. LEVINE	1131 S.W. 127 Terrace Davie, FL 33325

ARTICLE VI

CAPITAL STOCK. The aggregate number of shares of stock that this CORPORATION shall have authority to issue is one thousand (1,000) shares of one dollar (\$1.00) per share par value common stock. The CORPORATION shall have only one class of stock.

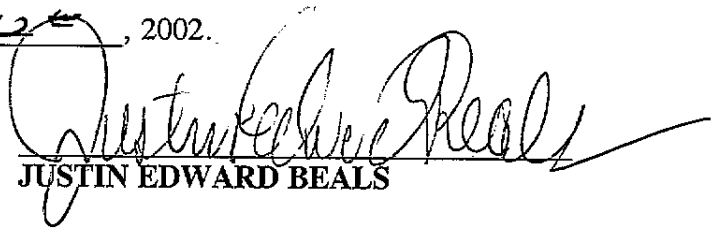
ARTICLE VII

INCORPORATOR. The name and address of the INCORPORATOR is:

<u>NAME</u>	<u>ADDRESS</u>
JUSTIN EDWARD BEALS	BRICKELL BAYVIEW CENTRE 80 S.W. 8TH STREET SUITE 1830 MIAMI, FL 33130

IN WITNESS WHEREOF, the undersigned, being the INCORPORATOR of this CORPORATION, has executed these Articles of Incorporation.

DATED on September 12th, 2002.


JUSTIN EDWARD BEALS

State of FLORIDA)
)ss:
County of Miami-Dade)

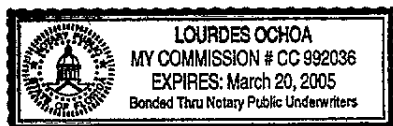
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **JUSTIN EDWARD BEALS** known to me to be the person(s) described in and who executed the foregoing **ARTICLES OF INCORPORATION**, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person(s): PERSONALLY KNOWN and that an oath (was)(was not) taken.

Notary Seal

Witness my hand and official seal in the County and State last aforesaid this 12 day of September, 2002.



NOTARY PUBLIC SIGNATURE



FRANKLIN PROPERTY MANAGEMENT, INC.

A Florida Corporation

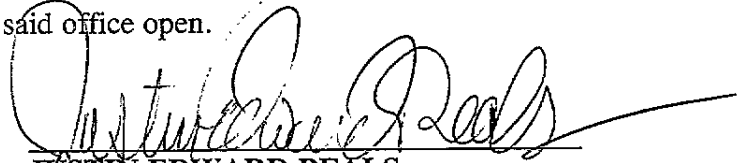
CONSENT OF REGISTERED AGENT

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Having been named to accept service of process for the above Corporation at the address designated in the **ARTICLES OF INCORPORATION**, **JUSTIN EDWARD BEALS** hereby accepts and agrees to serve as registered agent and agrees to comply with the provisions of the Florida Statutes, as amended, relative to keeping said office open.


JUSTIN EDWARD BEALS