TRANSMITTAL LETTER Department of State **Division of Corporations** P. O. Box 6327 Tallahassee, FL 32314 400002849974--3 -04/23/99--01096--008 *****87.50 *****87.50 Enclosed is an original and one(1) copy of the articles of incorporation and a check for: \$87.50 \$70.00 **\$78.75** □\$78.75 Filing Fee Filing Fee Filing Fee Filing Fee, & Certificate of Status & Certified Copy Certified Copy & Certificate of Status ADDITIONAL COPY REQUIRED

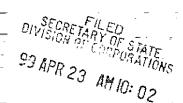
NOTE: Please provide the original and one copy of the articles.

Daytime Telephone number

(561) 54

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The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.



ARTICLE	I	NAME
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The name of the corporation shall be:

Premier Property Management & Maintenance Services Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

311 Plymouth Road West Palm Beach, FL 33405

ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent are:

Simon Cooney 311 Plymouth Road West Palm Beach, FL 33405

ARTICLE V INCORPORATOR

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

Simon Cooney 311 Plymouth Rd West Palm Beach, FL 33405

Signature/Incorporator

4/20/99 Note

(An additional article must be added if an effective date is requested.)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent

Signature/Registered Agent

Date

Article VI - OFFICERS

President - Simon L. Cooney Vice President - Joanne R. Cooney

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