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LAW OFFICES OF
LEONARD OSHINSKY, P.A.
1150 E. HALLANDALE BRANCH BLVD., SUITE A
HALLANDALE, FLORIDA 33009-4432

LEONARD OSHINSKY
ADMITTED IN FLORIDA AND LYNNHURST, FL

FILED
SEP 19 1996
TELEPHONE
HOWARD (954) 458-4651
DADE (305) 945-0269
TELECOM (954) 458-4944

September 18, 1996

PLEASE REPLY TO:
P.O. BOX 129
HALLANDALE, FLORIDA 33008-0129

Return to
PLEASE

Attorneys' Title Insurance Fund, Inc.
Attn: Jenna Eckland
660 East Jefferson St.
Suite 200
Tallahassee, FL 32301

SEP 19 1996
-09/19/96--01002--020
***122.50 ***122.50

Re: Leading Developer, Inc.

Dear Sirs:

Enclosed please find an original and one (1) copy of the Articles of Incorporation regarding the above-named corporation. Also enclosed please find our check in the amount of \$122.50 made payable to the Secretary of State representing the following:

Filing fee	35.00
Registered Agent fee	35.00
Certified copy	<u>52.50</u>
	\$122.50

Please file the original Articles and return one (1) certified copy to this office.

Also enclosed is our check in the amount of \$10.00 payable Attorneys' Title Insurance Fund representing your fee for filing the Articles of Incorporation.

Thank you for your cooperation in this matter.

Very truly yours,

Leonard Oshinsky

LEONARD OSHINSKY

LO:jc
Encl.
jc21438
FedEx airbill 0997998470

RECORDED
66 SEP 19 1996
DIVISION OF CORPORATIONS

SEP 19 1996

**ARTICLES OF INCORPORATION
OF
LEADING DEVELOPER, INC.**

FILED
96 SEP 19 PM 2:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, as Subscriber to these Articles of Incorporation, being a natural person competent to contract, hereby files these Articles of Incorporation to form a corporation under the laws of the state of Florida.

ARTICLE I. NAME: The name of the corporation is LEADING DEVELOPER, INC.

ARTICLE II. PURPOSES AND POWERS OF THE CORPORATION: The corporation may engage in any business or activity permitted under the laws of the United States of America and the state of Florida.

ARTICLE III. CAPITAL STOCK: The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is One Thousand (1,000) shares of common stock having a par value of One and no/100ths (\$1.00) Dollar.

ARTICLE IV. TERMS OF EXISTENCE: The corporation is to exist perpetually.

ARTICLE V. DIRECTORS: The corporation shall have one (1) director(s) initially. The number of directors may be increased or decreased from time to time by By-Laws adopted by the shareholders but the number of directors shall never be less than one (1).

ARTICLE VI. FIRST BOARD OF DIRECTORS: The name and post office address of the member of the first board of directors is:

LEONARD OSHINSKY	1150 East Hallandale Beach Blvd. Suite A Hallandale, FL 33009
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ARTICLE VII. SUBSCRIBER: The name and post office address of the subscriber to these Articles of Incorporation is as follows:

LEONARD OSHINSKY	1150 East Hallandale Beach Blvd. Suite A Hallandale, FL 33009
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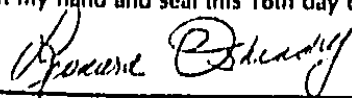
ARTICLE VIII. AMENDMENTS: These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the board of directors, proposed by them to the

shareholders and approved at a shareholders' meeting by a majority of the stock entitled to vote thereon, unless all of the directors and all of the stockholders sign a written statement manifesting their intentions that a certain amendment to these Articles of Incorporation be made.

ARTICLE IX. CONTRACTS: No contract between this corporation and another corporation or another individual shall be invalidated by reason of the fact that one or more of the officers or directors of this corporation may be officers or directors of, or have any other interest in, the said other corporation, or by reason of the fact that one or more of the officers or directors of this corporation may be the other individual or individuals contracting with this corporation.

ARTICLE X. ADDRESS, REGISTERED OFFICE AND REGISTERED AGENT: The initial post office address of the principal office of the corporation is 1150 East Hallandale Beach Blvd., Suite A, Hallandale, FL 33009 and the post office address of the registered office is 1150 East Hallandale Beach Blvd., Suite A, Hallandale, FL 33009 and the registered agent is LEONARD OSHINSKY.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of September, 1996.



LEONARD OSHINSKY

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing Articles of Incorporation were acknowledged before me this 18th day of September, 1996 by LEONARD OSHINSKY, who, as indicated below, is either personally known to me or who produced the identification noted.

Personally known to me

Produced identification _____
(Type of I.D.)




NOTARY PUBLIC, State of Florida

My Commission expires:

OFFICIAL NOTARY SEAL
JOYCE CONLON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC328577
MY COMMISSION EXP. DEC. 12, 1997

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been named to accept service of process of the above-stated corporation, at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping said office open.



LEONARD OSHINSKY

lc21437

FILED
96 SEP 19 PM 2:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA