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September 22, 2000

FILED
OCT 4 PM 2:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

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10/04/00--01054--013
*****78.75 *****78.75

Re: SANDPIPER PROPERTY MANAGEMENT, INC.

Dear Sir/Madam:

Enclosed is an original and one copy of the Articles of Incorporation regarding Sandpiper Property Management, Inc. Also enclosed is a check in the amount of \$78.75 as the filing fee. Please forward a certified copy of the Articles of Incorporation to my office.

Thank you for your assistance in this matter.

Very truly yours,



Richard Prospect, P.A.

RP/dfd
Encs.

10-5

ARTICLES OF INCORPORATION
OF
SANDPIPER PROPERTY MANAGEMENT, INC.

FILED
00 OCT -4 PM 2:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

Name

The name of the Corporation shall be SANDPIPER PROPERTY MANAGEMENT, INC.

ARTICLE II

Principal Office

The principal place of business and mailing address of the corporation will be 5965 Broken Bow Lane, Port Orange, Florida 32127.

ARTICLE III

Purpose

This corporation may engage in the business of general property management and any and all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation, and any and all necessary adjuncts thereto.

ARTICLE IV

Duration

The existence of the Corporation shall commence on October 1, 2000, and the Corporation shall exist perpetually unless dissolved according to law.

ARTICLE V

Shares

This corporation is authorized to issue 100 shares of common stock, without par value.

ARTICLE VI

Initial Officers/Directors

The names and street addresses of the directors/officers are as follows:

DeAnn L. Pike President/Secretary	5965 Broken Bow Lane Port Orange, Florida 32127
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Warren J. Pike Vice-President/Treasurer	5965 Broken Bow Lane Port Orange, Florida 32127
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ARTICLE VII

Registered Office and Agent

The street address of the initial registered office of this corporation is 5965 Broken Bow Lane, Port Orange, Florida 32127, and the name of the initial registered agent of this corporation at that address is DeAnn L. Pike.

ARTICLE VIII

Incorporator

The name and address of the person signing these Articles of Incorporation is DeAnn L. Pike, 5965 Broken Bow Lane, Port Orange, Florida 32127.

ARTICLE IX

By-Laws

The power to adopt, alter, amend and repeal bylaws shall be vested in the shareholders. At such time that a board of directors is created by the shareholder, the power to adopt, alter, amend and repeal bylaws shall be vested in the board of directors and the shareholders.

ARTICLE X

Issuance of Stock

Shares of capital stock of this corporation shall be issued initially to the following persons and in the amounts set forth opposite names:

DeAnn L. Pike	50 shares
Warren J. Pike	50 shares


ARTICLE XI

Shareholder Quorum and Voting

Fifty-one percent (51%) of the shares entitled to vote represented in person or by proxy shall constitute a quorum at a meeting of the shareholders.

If a quorum is present, the affirmative vote of 51% of the shares represented at the meeting shall be the act of the shareholders.


IN WITNESS WHEREOF, the undersigned subscribed has executed these Articles of Incorporation this 27th day of September, 2000.

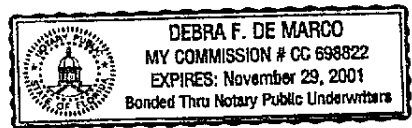

DEANN L. PIKE
Incorporator

FILED
2000 OCT -14 PM 2:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
) SS:
COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 27 day of September 2000, by DeAnn L. Pike, who is personally known to me or who has produced n/a as identification and who did/did not take an oath.

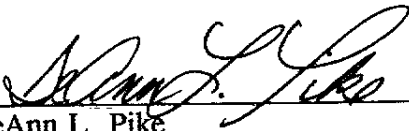

Notary Public
State of Florida
My Commission Expires:



Certificate of Registered Agent

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Dated:


DeAnn L. Pike
Registered Agent