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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: HIGHLANDER PROEPRTY MANAGEMENT, INC.
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ARTICLES OF INCORPORATION
OF
HIGHLANDER PROPERTY MANAGEMENT, INC.

I, SPIRO LABARO, being of legal age, do hereby sign these presents for the purpose of becoming a Corporation under the laws of the state of Florida authorizing the formation of Corporations.

These Articles of Incorporation are to be effective on the _____ day of _____, 19____. (If no date is inserted, these Articles are to be effective as of the date of filing with the Secretary of State).

ARTICLE I

The name of the Corporation shall be:

HIGHLANDER PROPERTY MANAGEMENT, INC.

The general nature of the business and the objects and purposes to be transacted and carried on are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might or could do, viz:

PROPERTY MANAGEMENT

and do any and all things and matters necessary and appertaining thereto and further enabling this corporation to engage in any activity or business permitted under the laws of the United States and of the Chapter 607 of the Florida Statutes and any successor or supplemental statute or authority; to purchase, hold, sell and transfer shares of its own capital stock; subject,

PREPARED BY DAVID A. COVEN, ESQ.
DAVID A. COVEN, P.A.
800 W. CYPRESS CREEK ROAD, #502
FORT LAUDERDALE, FL 33309

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however, no such limitations as may be provided by law; capital stock owned by the corporation shall not be voted upon directly, nor counted as outstanding for the purpose of any stockholders' quorum or vote; and to do all acts and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes hereinatter or before enumerated or incidental to the powers herein named, or which shall at any time appear conducive or expedient for the benefit or protection of the corporation, either as holders of, or interested in any property, or otherwise; and to exercise all of the powers which are now or may hereafter be conferred upon corporation generally by the laws of the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

ONE THOUSAND (1000) SHARES,

ONE (\$1.00) DOLLAR PAR VALUE,

COMMON STOCK

ARTICLE IV

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE V

The initial address of said corporation shall be:

1665 S. State Road 7
North Lauderdale, Florida 33068

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with the privilege of having its office and branch offices at other places within or without the State of Florida.

ARTICLE VI

The number of Directors of this Corporation shall be not less than one (1) nor more than three (3), and the initial Board of Directors of this corporation shall be comprised of ONE (1) member.

ARTICLE VII

The names and street addresses of the persons who are appointed to act as Directors until the first annual meeting of the Stockholders or until their successors are elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS</u>
SPINO LAZARO	1665 S. State Road 7 North Lauderdale, FL 33068

ARTICLE VIII

The name names and addresses of the person signing these Articles of Incorporation as a Subscriber and the number of shares each has agreed to purchase are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NO. OF SHARES</u>
SPINO LAZARO	1665 S. State Road 7 North Lauderdale, FL 33068	1000

ARTICLE IX

These Articles of Incorporation may be amended in the manner provided by law. Each amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholder's meeting by a majority of the stock entitled to vote thereon.

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ARTICLE 3

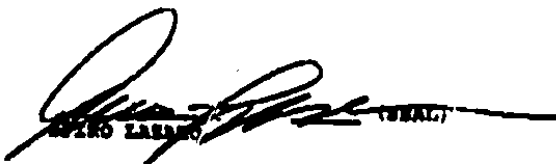
The address of the Registered Office of this Corporation shall be:

800 W. Cypress Creek Road, 8802
Fort Lauderdale, FL 33309

ARTICLE 4

The Corporation has designated as its Registered Agent, DAVID A. COVEN, who is a resident of the State of Florida, and whose business office is the same as that of the Registered Office.

IN WITNESS WHEREOF, I, the undersigned, being the original subscriber to the capital stock hereinabove named, and for the purpose of forming a Corporation pursuant to the corporation laws of the State Of Florida, do make and file this Certificate, hereby declaring and certifying that the facts herein stated are true and do agree to take the number of shares of stock hereinabove set forth, and accordingly have hereunto set my hand and seal at Fort Lauderdale, Broward County, Florida, this 12 day of June, 1996.


DAVID A. COVEN (SEAL)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

BEFORE ME, the undersigned authority, personally appeared **SPINO LARANO**, well known and known to me to be the individual described in and who executed the foregoing Certificate of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal at Broward County, Florida, this 14 day of June, 1996.

My Commission Expires:



DAVID A. COVEN
COMMISSION # 001311
EXPIRES OCT 11, 1997
ARMIC Bonding Co., Inc.
800-722-2211

ACKNOWLEDGEMENT

Having been named as Registered Agent for the Above-stated Corporation at the place designated in these Articles, I hereby accept to act in this capacity, and agree to comply with the provisions of all applicable statutes relative to keeping open said office.

David A. Coven
REGISTERED AGENT
DAVID A. COVEN

(Signature/Stamp)

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