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TALLAHASSEE, FL 32301-2607

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904-222-0000
904-222-0001 FAX

P96000092524



PROPERTY PLUS
LEGAL & FINANCIAL SERVICE ACCOUNT NO. : 072100000032

REFERENCE : 150409 100630A

AUTHORIZATION :

COST LIMIT : PREPAID

ORDER DATE : November 11, 1996

ORDER TIME : 10:05 AM

ORDER NO. : 150409-005

CUSTOMER NO: 100630A

CUSTOMER: Sidney L. Feuvrel, Jr., Esq
SIDNEY L. FEUVREL, JR., PA

1520 East Livingston Street

Orlando, FL 32803

400002001434--2
-11/12/96--01012--014
****122.50 ****122.50

DOMESTIC FILING

NAME: PROPERTIES PLUS, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Thelmon Washington

EXAMINER'S INITIALS:

11-12-96
KR

FILED
96 NOV 12 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 NOV 12 11 06 AM
OFFICE OF CORPORATIONS

ARTICLES OF INCORPORATION
OF
PROPERTIES PLUS, INC.

FILED
96 NOV 12 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation is PROPERTIES PLUS, INC. with its mailing address and principal office at 4515 Curry Ford Road, Orlando, Florida 32812.

ARTICLE II
DURATION

The term of existence of this corporation is perpetual.

ARTICLE III
PURPOSE

The purpose for which the corporation is organized is for any lawful enterprise for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV
CAPITAL STOCK

The aggregate number of shares which the corporation has the authority to issue is seven thousand, five hundred (7,500) all of which shall be common shares with par value of one dollar (\$1.00).

ARTICLE V
REGISTERED OFFICE

The street address of the initial registered office of the corporation is:

4515 Curry Ford Road
Orlando, Florida 32812

The name of the initial Registered Agent at such address is
GERALD R. WILKINSON.

ARTICLE VI
DIRECTORS

The Board of Directors of the corporation shall consist of three (4) members. The names and addresses are as follows:

GERALD R. WILKINSON	12875 Downstream Circle Orlando, FL 32828
ARNOLD M. EFFA	12875 Downstream Circle Orlando, FL 32828
MAUREEN C. WILKINSON	12875 Downstream Circle Orlando, FL 32828
MARY A. EFFA	12875 Downstream Circle Orlando, FL 32828

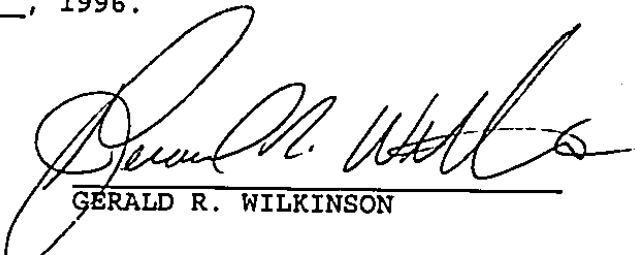
ARTICLE VII
INCORPORATOR

The name and address of the incorporator is:

GERALD R. WILKINSON	12875 Downstream Circle Orlando, FL 32828
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IN WITNESS WHEREOF, I have subscribed my name and seal on this

7 day of NOVEMBER, 1996.


GERALD R. WILKINSON

STATE OF FLORIDA
DEPARTMENT OF STATE

The following is submitted in compliance with Chapter 48.091,
Florida Statutes:

PROPERTIES PLUS, INC., a corporation organized under the laws
of the State of Florida with its principal office at 4515 Curry
Ford Road, Orlando, Florida 32812, has named GERALD R. WILKINSON,
4515 Curry Ford Road, Orlando, Florida 32812, as its agent to
accept service of process within this state.

OFFICERS:

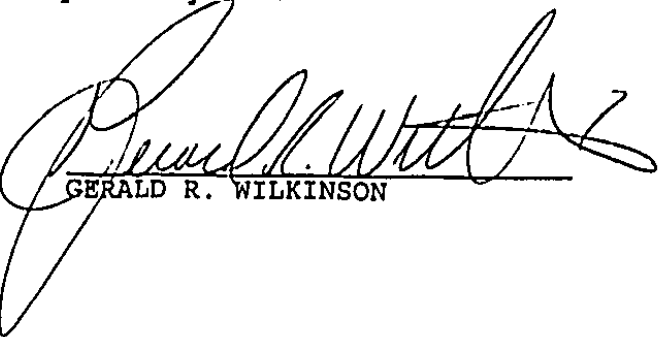
President:	GERALD R. WILKINSON 12875 Downstream Circle Orlando, FL 32828
Vice-President:	ARNOLD M. EFFA 12875 Downstream Circle Orlando, FL 32828
Secretary:	MAUREEN C. WILKINSON 12875 Downstream Circle Orlando, FL 32828
Treasurer:	MARY A. EFFA 12875 Downstream Circle Orlando, FL 32828

By


GERALD R. WILKINSON


ACCEPTANCE

I agree, as Resident Agent, to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the foregoing Florida designated address) in some conspicuous place in the office required by law.

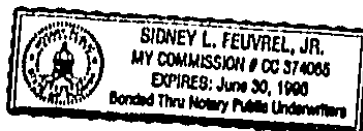

GERALD R. WILKINSON

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th
day of November, 1996, by GERALD R. WILKINSON, who is
personally known to me and who did take an oath.


Notary Public, State of Florida

My Commission Expires:



FILED
96 NOV 12 PM 2:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA