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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY

ACCT#: 072450003255

CONTACT: RAY STORMONT

PHONE: (305)541-3694

FAX #: (305)541-3770

NAME: PREFERRED PROPERTY MAINTENANCE OF HOMESTEAD,

AUDIT NUMBER.....H97000004438

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 4

CERT. COPIES.....1

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ARTICLES OF INCORPORATION

OF

PREFERRED PROPERTY MAINTENANCE OF HOMESTEAD, INC.

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

ARTICLE I - NAME

The name of the corporation shall be PREFERRED PROPERTY MAINTENANCE OF HOMESTEAD, INC.

ARTICLE II - PRINCIPAL OFFICE

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

PREFERRED PROPERTY MAINTENANCE OF FLORIDA, INC.
PO BOX 901288
Homestead, Florida 33090

ARTICLE III - SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: One Hundred (100) Shares @ \$1.00 par value.

ARTICLE IV - INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

Francess Boggess
18301 SW 293rd St.
Homestead, FL 33030

Wendy L. Finn, Accountant
381 N. Krome Ave.
Suite 207B
Homestead, Florida 33030
Tel: 305/248-7481 Fax: 305/242-0809

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ARTICLE V - INCORPORATORS

The names and addresses of the incorporators to these Articles of
Incorporation are:

CLIFTON BOGGESS
FRANCES BOGGESS
PO Box 901288
Homestead, Florida 33030

The undersigned incorporators have executed these Articles of
Incorporation this 14 day of March, 1997.

Clifton Boguess
CLIFTON BOGGESS

Frances F Boguess
FRANCES BOGGESS

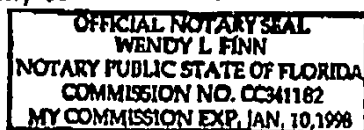
STATE OF FLORIDA)

COUNTY OF DADE)

Before me personally appeared CLIFTON BOGGESS AND FRANCES
BOGGESS who being duly sworn, depose and say that they are the above-
named incorporators of PREFERRED PROPERTY MAINTENANCE OF HOMESTEAD, INC.,
this 14 day of March, 1997.

Wendy L Finn
Notary Public, State of Florida

My commission expires:



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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes,
the undersigned corporation, organized under the laws of the State of Florida, submits
the following statement in designating the registered office/registered agent, in the
State of Florida.

1. The name of the corporation is: **PREFERRED PROPERTY MAINTENANCE OF
HOMESTEAD, INC.**
2. The name and address of the registered agent and office is:

**FRANCES BOGGESS
18301 SW 293rd St.
Homestead, Florida 33030**

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.

Frances Bogges

FRANCES BOGGESS

3/14/97

DIVISION OF CORPORATIONS, P. O. BOX 6327, TALLAHASSEE, FLORIDA 32314

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