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(SAMPLE LETTER OF TRANSMITTAL)

DATE 5-13-97

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

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-05/15/97--01059--011
*****122.50 *****122.50


Re: LANDON PROPERTY SERVICES, Inc.
(Name of Corporation)

Gentlemen:

Enclosed please find the original and one copy of the Articles of Incorporation, together with my check in the amount of \$122.50.

This represents the cost of the Filing Fees, Certified Copy of Articles of Incorporation and Fee for Registered Agent Designation for the above named corporation.

Very truly yours.


(Individual's Name)

FILED
97 MAY 15 AM 8:11
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

LANDON PROPERTY SERVICES INC.
(Name of Corporation)

AL MAY 19 1997

MAILING ADDRESS OF CORPORATION		
425 NORTHEAST 21 STREET		
WILTON MANORS, FLA 33305-2033		
PHONE		
(954)	564-3272	
Area Code	Number	Ext.

ARTICLES OF INCORPORATION

of

LONDON PROPERTY SERVICES INC.

(name of corporation)

FILED

97 MAY 15 AM 8:11

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned acting as the incorporators of a corporation under the Florida Business Corporation Act, adopt(s) the following articles of incorporation for such corporation:

ARTICLE I - CORPORATE NAME

The name of the corporation is:

LONDON PROPERTY SERVICES INC.

ARTICLE II - DURATION

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

ARTICLE III - PURPOSE

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue 500 shares of common stock, par value \$ 1.00 per share.

ARTICLE V - INITIAL PRINCIPAL OFFICE

The street address of the initial principal office and, if different, the mailing address is:

STREET ADDRESS	DAVID L. PEARCE		
	425 NORTHEAST 21 STREET		
CITY	WILTON MANORS,	FLORIDA	ZIP 33305-2033

Mailing address, if different

STREET ADDRESS			
CITY	FLORIDA	ZIP	

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office and the name of the initial registered agent at the office is:

NAME	DAVID L PEARCE		
ADDRESS	425 NORTHEAST 21 STREET		
CITY	WILTON MANORS,	FLORIDA	ZIP 33305-2033

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have One (1) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial director(s) of the corporation are as follows:

NAME	DAVID L. PEARCE		
ADDRESS	425 NORTHEAST 21 STREET		
CITY	WILTON MANORS,	STATE FLORIDA	ZIP 33305-2033
NAME			
ADDRESS			
CITY		STATE	ZIP
NAME			
ADDRESS			
CITY		STATE	ZIP

ARTICLE VIII - INCORPORATORS

The names and addresses of the incorporators signing these Articles of Incorporation are as follows:

NAME	DAVID L PEARCE		
ADDRESS	425 NORTHEAST 21 STREET		
CITY	WILTON MANORS,	STATE FLORIDA	ZIP 33305-2033
NAME			
ADDRESS			
CITY		STATE	ZIP
NAME			
ADDRESS			
CITY		STATE	ZIP

The undersigned incorporator(s) have executed these Articles of Incorporation this May
day of 13, 1997.

 (Signature)

_____ (Signature)

_____ (Signature)

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/ REGISTERED OFFICE

FILED
97 MAY 15 AM 8:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LONDON PROPERTY SERVICES INC.

(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

The above corporation, organized under the laws of the State of Florida with its registered office as indicated in the Articles of Incorporation

at 425 NORTHEAST 21 STREET

WILTON MANORS, FLA 33305-2033

has named DAVID L. PEARCE

located at the aforesaid address, as its registered agent to accept service of process within this state.

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.


(Signature)

5-13-97
(Date)