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November 3, 1997

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

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-11/04/97--01049--016
*****70.00 *****70.00

Re: Incorporation of Turnkey Properties, Inc.

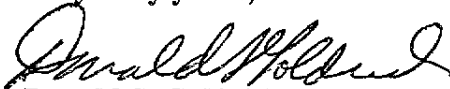
Dear Secretary of State:

Enclosed find one original and a copy of the Articles of Incorporation of my client Turnkey Properties, Inc.

Also find enclosed a check payable to the Secretary of State in the amount of \$70.00 which represents the statutory filing fee.

Your assistance in establishing this corporation is appreciated.

Very truly yours,


Donald S. Goldrich

Enclosures

FILED
97 NOV -4 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TM-11/5/97

ARTICLES OF INCORPORATION

OF

TURNKEY PROPERTIES, INC.

ARTICLE ONE

The name of the corporation is Turnkey Properties, Inc.

The principal address of the corporation is: 3120 Holiday Springs Blvd., #108, Margate, Florida 33063.

ARTICLE TWO

The period of its duration is perpetual.

ARTICLE THREE

The purpose for which the corporation is organized is the transaction of any or all lawful business for which corporations may be incorporated under the Florida Corporation Act.

ARTICLE FOUR

The aggregate number of shares which the corporation shall have authority to issue is two hundred (200) of no par value.

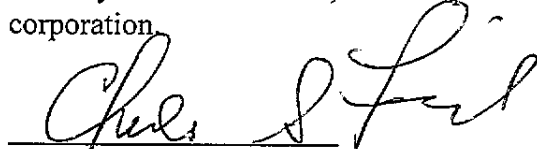
ARTICLE FIVE

The corporation will not commence business until it has received for the issuance of shares consideration of the value of \$1,000.00 consisting of money, labor done or property actually received.

ARTICLE SIX

The street address of its initial registered office is 3120 Holiday Springs Blvd. #108, Margate, Florida 33063, and the name of its initial registered agent at such address is CHARLES S. FRIEND.

I hereby am familiar with, and accept the duties and responsibilities as registered agent for said corporation.



CHARLES S. FRIEND

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE SEVEN

The number of directors constituting the initial board of directors is one (1), and the name and address of the person or persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are elected and qualified are:

Name	Mailing Address
CHARLES S. FRIEND	3120 Holiday Springs Blvd., Margate, Fl 33063

ARTICLE EIGHT

The Board of Directors is empowered to make, alter or repeal the Bylaws of the corporation without restriction of their powers conferred by statute.

ARTICLE NINE

The name and address of each incorporator is:

Name	Mailing Address
DONALD S. GOLDRICH	3200 N.E. 14th Street, Pompano Beach, Florida 33062

(signed)


Incorporator-DONALD S. GOLDRICH.

ARTICLE TEN

The powers of the incorporators cease upon filing the Articles of Incorporation.