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TO: DIVISION OF CORPORATIONS

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FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
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NAME: SILVER KEY PROPERTIES, INC.

AUDIT NUMBER.....H98000010360

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

CERT. OF STATUS..0

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ARTICLES OF INCORPORATION

OF ,

SILVER KEY PROPERTIES, INC.

In compliance with the requirements of the Florida Business Corporation Act, Chapter 607, Florida Statutes, as amended, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I: NAME OF CORPORATION

The name of the corporation ("Corporation") is SILVER KEY PROPERTIES, INC.

ARTICLE II: PURPOSE

The purpose for which this Corporation is organized is to engage in any lawful activity or to transact any lawful business for which corporations may be incorporated pursuant to the Florida Business Corporation Act, Chapter 607, Florida Statutes, as amended.

ARTICLE II: TERM OF EXISTENCE

The existence of the Corporation shall begin on the date of execution of these Articles of Incorporation, and the Corporation shall exist perpetually thereafter.

ARTICLE III: PRINCIPAL OFFICE

The principal office and mailing address of the Corporation is 6877 S.W. 18th Street, Suite 141, Boca Raton, Florida 33433.

ARTICLE IV: CAPITAL STOCK

The maximum number of shares this Corporation is authorized to issue is Five Thousand (5000) shares of common stock having a par value of \$.01 per share.

ARTICLE V: REGISTERED AGENT AND OFFICE

The address of the Corporation's initial registered office is 6877 S.W. 18th Street, Suite 141, Boca Raton, Florida 33433. The name of the initial registered agent for the Corporation at that address is Ellen Schechter.

PREPARED BY:

Ellen Schechter, Esq.
6877 SW 18th Street, Suite 141
Boca Raton, FL 33433
Florida Bar Number: 664359

(561) 394-7202

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ARTICLE VI: BOARD OF DIRECTORS

The initial board of directors shall consist of one (1) member. The name and address of the person who will serve on the initial board of directors is:

<u>Name</u>	<u>Address</u>
Lee D. Rubin	6877 S.W. 18th Street, Suite 141, Boca Raton, Florida 33433

ARTICLE VII: INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Lee D. Rubin	6877 S.W. 18th Street, Suite 141, Boca Raton, Florida 33433

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 3rd day of June, 1998.


 Lee D. Rubin, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for SILVER KEY PROPERTIES, INC. at the place designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501(3).


 Ellen Schechter

Date: June 3, 1998

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