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TO: DIVISION OF CORPORATIONS

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FROM: EMPIRE CORPORATE KIT COMPANY

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PHONE: (305)541-3694

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NAME: SHORT TERM INVESTMENTS, INC.

AUDIT NUMBER.....H98000016972

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

CERT. OF STATUS..0

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

September 11, 1998

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THE CONFLICT IS SHORT TERM INVESTMENTS, INC. DOCUMENT NUMBER P93000088801

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Michelle Milligan
Document Specialist

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ARTICLES OF INCORPORATION
OF
SHORT TERM PROPERTIES, INC.

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THE UNDERSIGNED SUBSCRIBERS TO THESE ARTICLES OF INCORPORATION
HEREBY FORM A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA.

ARTICLE 1: NAME OF CORPORATION

THE NAME OF THIS CORPORATION IS: SHORT TERM PROPERTIES, INC

ARTICLE 11: NATURE OF BUSINESS

THIS CORPORATION MAY ENGAGE IN ANY ACTIVITY OR BUSINESS PERMITTED
UNDER THE LAWS OF THE UNITED STATES AND OF THIS STATE.

ARTICLE 111: CAPITAL STOCK

THE MAXIMUM NUMBER OF SHARES OF STOCK THAT THIS CORPORATION IS
AUTHORIZED TO HAVE OUTSTANDING AT ANY ONE TIME IS: 1000 SHARES OF
COMMON STOCK, HAVING A \$ 1.00 PAR VALUE.

ARTICLE 1V: INITIAL CAPITAL

THE AMOUNT OF CAPITAL WITH WHICH THIS CORPORATION WILL BEGIN IS
\$ 500.00.

ARTICLE V: TERM OF EXISTENCE

THIS CORPORATION IS TO EXIST PERPETUALLY.

ARTICLE VI: ADDRESS

THE INITIAL POST OFFICE ADDRESS OF THIS CORPORATION IS: 1021 N.W.
97TH AVE., PLANTATION, FLORIDA, 33322.

Prepared by: Gary McClain
McClain Financial Services
1470 SW 10th Ave
Ft. Lauderdale FL 33312 (54)525-6928

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ARTICLE VII: DIRECTORS

THIS CORPORATION SHALL HAVE TWO DIRECTORS INITIALLY. THE NUMBER OF DIRECTORS MAY BE INCREASED OR DECREASED FROM TIME TO TIME BY THE BY-LAWS ADOPTED BY THE BOARD OF DIRECTORS.

ARTICLE VIII: INITIAL DIRECTORS

THE INITIAL DIRECTORS OF THIS CORPORATION ARE:

FRED J. KULP	1021 N.W. 97TH AVE.	PLANTATION, FL. 33322
JOAN F. KULP	1021 N.W. 97TH AVE.	PLANTATION, FL. 33322

ARTICLE IX: SUBSCRIBERS

THE NAME AND POSTOFFICE ADDRESS OF THE INITIAL SUBSCRIBERS OF THESE ARTICLES OF INCORPORATION, THE NUMBER OF SHARES OF STOCK THEY AGREE TO TAKE AND THE VALUE OF THE CONSIDERATION THEREOF IS:

NAME	ADDRESS	SHARES	CONSIDERATION
FRED J. KULP	1021 N.W. 97TH AVE.	250	\$ 250.00
JOAN F. KULP	1021 N.W. 97TH AVE.	250	\$ 250.00


FRED J. KULP


JOAN F. KULP

ARTICLE X: AMENDMENTS

THESE ARTICLES OF INCORPORATION MAY BE AMENDED IN THE MANNER PROVIDED BY LAW. EVERY AMENDMENT SHALL BE APPROVED BY THE BOARD OF DIRECTORS, PROPOSED BY THEM TO THE STOCKHOLDERS, AND APPROVED AT THE STOCKHOLDER'S MEETING BY A MAJORITY OF THE STOCK ENTITLED TO VOTE THEREON, UNLESS ALL THE DIRECTORS AND ALL THE STOCKHOLDERS SIGN A WRITTEN STATEMENT MANIFESTING THEIR INTENTION THAT A CERTAIN AMENDMENT OF THESE ARTICLES OF INCORPORATION BE MADE.

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ARTICLE X1: REGISTERED AGENT

THE REGISTERED AGENT AND REGISTERED OFFICE OF THIS CORPORATION
 SHALL BE: FRED J. KULP 1021 N.W. 97TH AVE. PLANTATION, FL. 33322

I HEREBY AM FAMILIAR WITH AND ACCEPT THE DUTIES AND
 RESPONSIBILITIES AS REGISTERED AGENT FOR SAID CORPORATION.

Fred J. Kulp
 FRED J. KULP, REGISTERED AGENT

STATE OF FLORIDA
 COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, A NOTARY PUBLIC DULY
 AUTHORIZED IN THE STATE AND COUNTY NAMED ABOVE TO TAKE
 ACKNOWLEDGEMENTS, PERSONALLY APPEARED FRED KULP THE PERSON NAMED
 HEREIN WHO EXECUTED AND SUBSCRIBED THESE FOREGOING ARTICLES OF
 INCORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE NAMED
 ABOVE, THIS 1ST DAY OF AUGUST, 1998.

B. Marshall
 NOTARY PUBLIC
 8-1-98



SHELLEY B. MARSHALL
 MY COMMISSION # 00471040 EXPIRES
 September 27, 1999
 BONDED THROUGH TRISTAR INSURANCE, INC.

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