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Brenda Vargas
4000 Hollywood Blvd.
Suite 535 South
Hollywood, Fl. 33021
954-965-0000

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2000 JUN 15 AM 8 58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

June 1, 2000

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

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-06/15/00-01090-010
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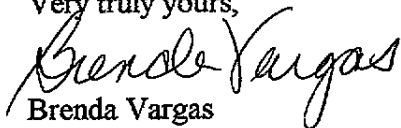
Gentlemen:

Please accept these Articles of Incorporation for Citywide Realty of Broward,
Inc. Enclosed is a check in the amount of \$70.00 for the filing fee.

Please submit all correspondence to the attention of Brenda Vargas relating to this
corporation.

Thank you for your cooperation.

Very truly yours,


Brenda Vargas

Correction notice sent
for SA acceptance.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

CITYWIDE REALTY OF BROWARD, INC.

The undersigned, for the purpose of forming a Corporation under Florida General Corporation Act Chapter 607, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the Corporation shall be:

CITYWIDE REALTY OF BROWARD, INC.

The address of the principal office of this Corporation shall be **4000 HOLLYWOOD BLVD., SUITE 535 SOUTH, HOLLYWOOD, FLORIDA 33021** and the mailing address of the Corporation shall be the same.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

The general purposes for which the Corporation is organized are:

1. To transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act;
2. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.
3. This Corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other

state, country, territory or nation.

ARTICLE IV

The aggregate number of shares which the Corporation is authorized to issue is One Hundred (100). Such shares shall be of a single class, and shall have a par value of One Dollar (\$1.00) per share.

ARTICLE V

The street address of the initial registered office of the Corporation is **4000 HOLLYWOOD BOULEVARD, SUITE 535 SOUTH, HOLLYWOOD, FLORIDA 33021** and the name of its initial Registered Agent at such address is **Brenda Vargas**.

ARTICLE VI

The business of the Corporation shall be conducted by a Board of Directors, the number of members of which shall, except for the initial Board, be determined by the By-Laws, but shall never be fewer than two (2).

ARTICLE VII

The initial Board of Directors shall consist of two (2) members. The names and street address of the initial Board of Directors, who shall hold office for the first year of the Corporation's existence or until their successors are elected and have qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Brenda Vargas	18777 NW 23 Street, Pembroke Pines, Florida 33029
Gabrielle Hale	11201 SW 111 Street, Miami, Florida 33176

ARTICLE VIII

The names and addresses of the Incorporators of this Corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Brenda Vargas	18777 NW 23 Street, Pembroke Pines, Florida 33021

ARTICLE IX

A. The corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding, whether civil or criminal, administrative or investigative, by reason of the fact that he is or was a Director, Officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorney's fees), judgments, fines and amounts paid in settlement, actually and reasonably incurred by him in connecting with such action, suit or proceeding, including any appeal thereof, if he acted in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Corporation, and with respect to any criminal action or proceeding, if he has no reasonable cause to believe his conduct was unlawful. However, with respect to any action by or in the right of the Corporation to procure a judgment in its favor, no indemnification shall be made in respect of any claim, issue or matter as to which such person is adjudged liable for negligence or misconduct in the

performance of his duty to the Corporation unless, and only to the extent that the Court in which such action or suit was brought determines, on application, that, despite the adjudication of liability, such person is fairly and reasonably entitled to indemnify in view of all the circumstances of the case. Any indemnification hereunder shall be made only on a determination by a majority of disinterested directors that indemnification is proper in the particular circumstances because the party to be indemnified has met the applicable standard of conduct. Determination of any action, suit or proceeding by judgment, order, settlement, conviction, or on a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the party did not meet the applicable standard of conduct in advance of the final disposition of any action, suit or proceeding, on a preliminary determination the Director, Officer, employee, or agent met the applicable standard of conduct and in receipt of any undertaking by or on behalf of the Director, Officer, employee, or agent to repay such amount, unless it is ultimately determined that he is entitled to be indemnified by the Corporation as authorized in this section.

B. The Corporation shall also indemnify any Director, Officer, employee or agent who has been successful on the merits or otherwise, in defense of any action, suit, or proceeding, or in defense of any claim, issue, or matter therein, against all expenses, including attorney's fees, actually and reasonably incurred by him in connection therewith, without the necessity of an independent determination that such Director, Officer, employee, or agent met any appropriate standard of conduct.

C. The indemnification provided for herein shall continue as to any person who

has ceased to be a Director, Officer, employee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such person.

D. In addition to the indemnification provided for herein, the Corporation shall have power to make any other or future indemnification, except an indemnification against gross negligence or willful misconduct, under any resolution or agreement duly adopted by a majority of disinterested directors, or duly authorized by a majority of stockholders.

E. If any expenses or other amounts are paid by way of indemnification, other than by court order or action by the stockholders, the corporation shall not later than the time of delivery to the stockholders of written notice of the next annual meeting, unless such meeting is held within three (3) months from the date of such payment, deliver by mail to each stockholder of record at the time entitled to vote for the election of Directors, a statement specifying the persons paid, the amount paid, and nature and status at the time of such payment of the litigation or threatened litigation.

ARTICLE X

The corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee, or agent of the Corporation, or who is or was serving at the request of the Corporation as a Director, Officer, employee, or agent, of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Corporation would have authority to indemnify him against such liability under the provisions under these Articles, or under law.

ARTICLE XI

No contract or other transaction between the corporation and one or more of its Directors of any other corporation, firm, association, or entity in which one or more of its Directors or Officers are financially interested, shall be either void or voidable because of such relationship or interest or because such Director or Directors are present at the meeting of the Board of Directors or a Committee thereof which authorizes, approves, or ratifies such contract or transaction or because his or their votes are counted for such purpose, if:

(a) The fact of such relationship or interest is disclosed or known to the Board of directors or Committee which authorizes, approves, or rectifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested Directors; or

(b) The fact of such relationship or interest is disclosed or known to the stockholders entitled to vote and they authorize, approve, or rectify such contract or transaction by vote or written consent; or

(c) The contract or transaction is fair and reasonable, as to the Corporation at the time it is authorized by the Board, a Committee, or the stockholders.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the Incorporators hereto has hereunto affixed their
hand and seal this the 1st day of May, 2000.

Brenda Vargas

INCORPORATOR / REGISTERED AGENT

I hereby accept designation as registered agent.

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared Brenda Vargas,
to me well known to be the persons described in and who executed the foregoing Articles
of Incorporation, and they acknowledged before me that he signed same for the uses and
purposes therein expressed and they are personally known to me or have produced her
driver's license as identification.

WITNESS my hand and official seal at Hollywood, Florida this 1st day of June,
2000

Larry Milder

Notary Public, State of Florida

My commission expires: 4/1/2003



Larry Milder
My Commission CC822863
Expires April 1, 2003