3047000C



ACCOUNT NO. : 07210000032

REFERENCE: 667670 5018006

AUTHORIZATION :

COST LIMIT : \$ 70.00

ORDER DATE: April 18, 2000

ORDER TIME: 11:56 AM

ORDER NO. : 667670-005

CUSTOMER NO: 5018006

Ira S. Viener, Cpa CUSTOMER:

MR. IRA S. VIENER, CPA MR. IRA S. VIENER, CPA

Apartment 12-j 1275 15th Street Fort Lee, NJ 07024

DOMESTIC FILING

NAME:

HOPE RICHARDS REALTY

CONSULTANTS, INC.

EFFECTIVE DATE:

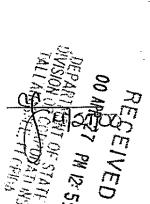
XX___ ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

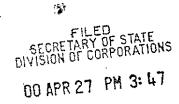
XX PLAIN STAMPED COPY

CONTACT PERSON: Darlene Ward

EXAMINER'S INITIALS:



100003227051



ARTICLES OF INCORPORATION

OF

HOPE RICHARDS REALTY CONSULTANTS, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

HOPE RICHARDS REALTY CONSULTANTS, INC.

The address of the principal office of this corporation shall be 4001 Hillcrest Drive, #606, Hollywood, Florida 33021, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

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 III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 200 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 4001 Hillcrest Drive, #606, Hollywood, Florida 33021, and the name of the initial registered agent of the corporation at that address is Hope Delbyck.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and address of the initial member of the Board of Directors is:

Hope Delbyck Dir. 4001 Hillcrest Drive #606 Hollywood, Florida 33021

ARTICLE VII. INCORPORATOR

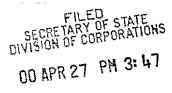
The name and street address of the incorporator to these Articles of Incorporation:

Corporation Service Company
1013 Centre Road
Wilmington, Delaware 19805

The undersigned incorporator has executed these Articles of Incorporation on April 19, 2000.

BY: XOUNG R. DUNLAP

.dew



ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN THE ARTICLES OF INCORPORATION

HOPE DELBYCK, 4001 Hillcrest Drive, #606, Hollywood,

Florida 33021, an individual residing in this state,

having a business office identical with the registered

office of the corporation named below, and having been

designated as the Registered Agent in the above and

foregoing Articles of Incorporation of:

HOPE RICHARDS REALTY CONSULTANTS, INC.

HOPE DELBYCK is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: Hope Delbyck

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