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Florida Department of State
Division of Corporations
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To: Division of Corporations
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DIVISION OF CORPORATIONS
02 FEB - 8 PM 12: 25

FLORIDA PROFIT CORPORATION OR P.A.

TOWNE & COUNTRY REALTY, INC.

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION
OF
TOWNE & COUNTRY REALTY, INC.

(5)

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this corporation shall be:
TOWNE & COUNTRY REALTY, INC.

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 1,000 shares of common stock having a par value of \$1.00 per share. The corporation will begin business with One Hundred Dollars (\$100.00).

ARTICLE IV. ADDRESS

The street address and the mailing address of the initial registered office and principal address of the corporation shall be:

Street Address: 4600 W Commercial Blvd., Ste 7, Ft. Lauderdale, FL 33319
Mailing Address: 4600 W Commercial Blvd., Ste 7, Ft. Lauderdale, FL 33319

and the name and address of the initial registered agent of the corporation is:

Catherine Forest, 4600 W. Commercial Blvd., Ste 7, Ft. Lauderdale, FL 33319

** The Principal Office is the same as the Registered Office.

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This document prepared by:
Catherine Forest, Accountant
4600 W. Commercial Blvd, Ste 7
Ft. Lauderdale, FL 33319

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ARTICLE V. EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. PREEMPTIVE RIGHTS

Every shareholder upon the sale for cash of any new stock of this corporation of the same kind, class, or series as that which he already holds, shall have the right to purchase his pro-rata share thereof at the price at which it is offered to others.

ARTICLE VII. SPECIAL PROVISION

It is the intent of the incorporators that the corporation will qualify under section 1244 of the Internal Revenue Code.

ARTICLE VIII. DIRECTORS

This corporation shall have two directors, initially.

The names and street addresses of the initial members of the Board of Directors are:
G. Valencia Steiger, 4600 W. Commercial Blvd, Ste 7, Ft. Lauderdale, FL 33319
Catherine Forest, 4600 W. Commercial Blvd, Ste 7, Ft. Lauderdale, FL 33319

ARTICLE IX. OFFICERS

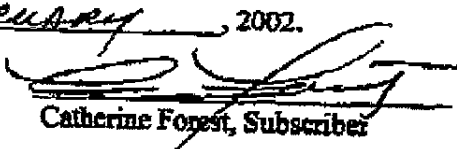
The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until successors are elected or appointed are:

PRESIDENT: G. Valencia Steiger, 4600 W. Commercial Blvd, Ste 7, Ft. Lauderdale, FL 33319
VICE-PRESIDENT: Catherine Forest, 4600 W. Commercial Blvd, Ste 7, Ft. Lauderdale, FL 33319

ARTICLE X. SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation is: Catherine Forest, 4600 W. Commercial Blvd, Ste 7, Ft. Lauderdale, FL 33319

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and
seal on this, 8th day of February, 2002.


Catherine Forest, Subscriber

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 8th day of
February, 2002, by Catherine Forest
who is personally known to me and who has shown proof of identity
as Florida driver license and who did take an oath.


NOTARY PUBLIC, State of Florida
My Commission CC731801
Expires April 7, 2002

SEAL

My commission expires:

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**CERTIFICATE AND ACKNOWLEDGEMENT
OF
REGISTERED AGENT**

Certificate of Registered Agent of:

Towne & Country Realty, Inc.

Pursuant to Florida Statutes sections 48.091 and 607.034, the following is submitted:

The above corporation, desiring to organize under the laws of the State of Florida with its registered office as indicated in the Article of Incorporation at:

4600 W. Commercial Blvd, Ste 7
Fort Lauderdale, FL 33319

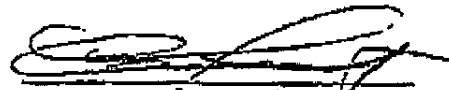
has named: Catherine Forest

located at: 4600 W. Commercial Blvd, Ste 7, Fort Lauderdale, FL 33319, as its Registered Agent to accept service of process within the state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, with which I am familiar, at the place designated in the certificate, I do hereby accept to act in this capacity, and agree to comply with the provisions of Florida Law in keeping open said office.

DATE: 2/8/2002


Catherine Forest, Registered Agent

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 8th day of

February, 2002, by Catherine Forest, who is personally known to me and who did take an oath.


Notary Ursula Rivero
My Commission CC781801
Expires April 7, 2002

My commission expires:

Seal

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