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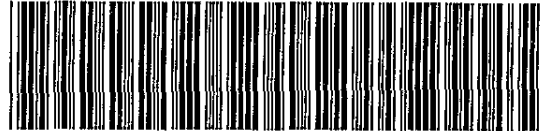
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MARCUS & MARCUS, P.A.

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Joseph S. Marcus
(1927 - 1983)

Robert M. Hustead
Richard L. Hersch
of Counsel

October 10, 2003

VIA FEDERAL EXPRESS
Florida Secretary of State
Division of Corporations
George Firestone Building
409 East Gaines Street
Tallahassee, Florida 32399

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RE: Towne & Country Real Estate Services #1, Inc.

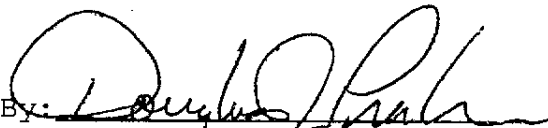
Gentlemen:

Enclosed for filing is an original, plus one copy, of the Articles of Incorporation for the above-named corporation, together with our check in the amount of \$78.75 to cover the filing fees. Please file these Articles and return a copy to this office in the envelope which has been provided.

Should you have any questions or problems, please do not hesitate to contact the undersigned.

Sincerely,

MARCUS & MARCUS, P.A.

By: 
Douglas J. Pracher

Enclosures

ARTICLES OF INCORPORATION

OF

TOWNE & COUNTRY REAL ESTATE SERVICES #1, INC.

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TALLAHASSEE FLORIDA

BY THESE ARTICLES OF INCORPORATION the incorporator forms a corporation for profit under Florida law.

ARTICLE I

The name of the corporation shall be TOWNE & COUNTRY REAL ESTATE SERVICES #1, INC., hereinafter referred to as the Corporation. The principal and main mailing address is as follows:

200 NE 2nd Road, Homestead, FL 33030

ARTICLE II

The duration of this corporation shall be that it exist perpetually.

ARTICLE III

The purpose of the Corporation is to transact any or all lawful business for which corporations may be incorporated under Chapter 607 Florida Statutes; including but not limited to the following:

A) To engage in and transact the business of a real estate agent or broker; to on and in behalf of others to buy sell deal in lease rent and manage real estate and any interests therein; to engage in and transact any and all business activities or to provide such services ancillary and related to the business of a real estate agent or broker.

B) To acquire in any manner, enjoy, utilize, hold, sell, assign,

lease or dispose of, letters patent of the United States or any Foreign Country, patents, patent rights, licenses and privileges, inventions, improvements and processes, copyrights, trademarks and trade names or pending applications therefore, relating to or useful in connection with any business of the Corporation or any other business association in which the Corporation may have an interest as stockholder or otherwise.

C) To manufacture, purchase or otherwise acquire, and to own, sell, assign and transfer or otherwise dispose of, and to invent, trade, deal in and with goods, wares, merchandise, and other personal property of every class and description whatsoever.

D) To act as financial, business or purchasing agent for domestic and foreign corporations, individuals, partnerships, associations or governmental units.

E) To have one or more offices, conduct its business and promote its objects within and without the State of Florida, in other states, the District of Columbia, the territories, possessions and dependencies of the United States and in foreign countries, without restrictions as to place or amount.

F) To borrow money and contract debts when necessary for the transaction of its business or for the exercise of its corporate rights, privileges and franchises, or for any other lawful purpose of its incorporation; to issue Bonds, Promissory Notes, Bills of Exchange, Debentures, and other obligations and evidences of indebtedness payable at a specified time or payable upon the happening of a specified event, whether

secured by mortgage or unsecured, for money borrowed or in payment for property purchased or acquired, or any other lawful objects.

G) To purchase, hold, sell and transfer shares of its own Capital stock, provided that it shall purchase its own shares of Capital Stock only from the surplus of its assets over its liabilities, including Capital Stock; and provided further that shares of its own Capital Stock so purchased and owned by it shall not be voted upon directly or indirectly, nor counted as outstanding for the purpose of any stockholders quorum or vote.

H) To hold, purchase and convey real and personal property and to mortgage or lease the same, regardless of said property's location.

I) To construct, reconstruct, alter and remove any building or buildings situated on any real estate owned in fee by the Corporation or by others, or held under lease of contract or otherwise by this Corporation or by any other person, association or corporation.

J) To acquire by purchase, subscription or otherwise, and to hold for investment, and to hold, own, sell, vote, and handle shares of stock in other corporations.

K) To do all and everything necessary and proper for the accomplishment of any of the purposes or the attainment of any of the objects of the furtherance of any of the powers enumerated in the Certificate of Incorporation or any amendment thereof, necessary or incidental to the protection and benefit of the Corporation as principal, agent, director, trustee or otherwise, and in general either alone or in

association with other corporations, firms or individuals, to carry on any business necessary or incidental to the accomplishment of the purposes, or the attainment of the objects of the Corporation, whether or not such business is similar in nature to the purposes and objects set forth in this Certificate of Incorporation or any Amendment thereof.

ARTICLE IV

This corporation is authorized to issue 100 shares of common stock at no par value.

ARTICLE V

The initial registered agent for this corporation is Michael J. Marcus and the initial registered office is located at 317 N. Krome Avenue, Homestead, Florida 33030.

ARTICLE VI

This corporation shall have two directors initially. The number shall be fixed by the bylaws and may be changed from time to time.

ARTICLE VII

The name and street address of each member of the first board of directors is:

Michael J. Marcus
317 N. Krome Avenue
Homestead, Florida 33030

Robert B. Houston
200 NE 2nd Drive
Homestead, Florida 33030

they shall hold office until the first annual meeting of stockholders.

ARTICLE VIII

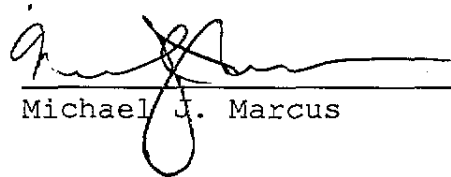
The name and street address of the incorporator is:

Michael J. Marcus
317 N. Krome Avenue
Homestead, Florida 33030

ARTICLE IX

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 a stockholders meeting by a majority of the stockholders entitled to vote thereon, unless all the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

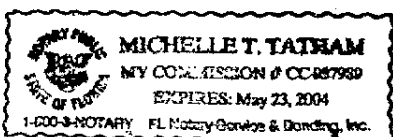
DATED this 30th day of September, 2003.



Michael J. Marcus

STATE OF FLORIDA)
 ss.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me on the 30th day of September, 2003, by Michael J. Marcus, who ~~has produced~~ is personally known to me identification and who did (not) take an oath.

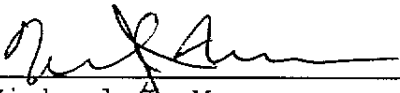
My Commission Expires:




Notary Public
State of Florida at Large

CONSENT OF REGISTERED AGENT

HAVING BEEN NAMED as registered agent for this corporation at the registered office designated in the foregoing Articles of Incorporation, the undersigned accepts the designation.



Michael J. Marcus

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