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Daniel J. Weinberg **Gertified Public Accountant**

MEMDER: American Institute of C.P.A.'s New York State Bodiety of O.P.A.'s Florida institute of C.P.A.'s

April 12, 1996

Department of State Division of Corporations P.O. Box 6327 Tallahassoe, FL 32314

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To Whom It May Concern:

MOM'S REALTY, INC. of It Kondudale RE:

Enclosed are original Articles of Incorporation together with one (1) copy along with a check in the amount of \$70.00 to cover the filing fees.

Please send acknowledgement receipt to: MOM'S REALTY, INC.

@€/0 DANIEL J. WEINBERG, CPA 23123 STATE ROAD 7, SUITE 301 BOCA RATON, FL. AUTHORIZATION BY PHONE TO

Very truly yours,

Daniel J. Welinberg Certified Public Accountant

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ARTICLES OF INCORPORATION

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SECT TALLAN SECULORIDA

MOM'S REALTY, INC.

OF

OF FT. LAUDERDALE

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be:

MOM'S REALTY, INC. OF FT. LAUDERDALE

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

8570 S.W. 26TH PLACE DAVIE, FL. 33328

ARTICLE III - CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

ONE THOUSAND (1,000) SHARES AT TEN CENTS (\$.10) EACH

ARTICLE IV - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

BRENDA L. FRIEDMAN 8570 S.W. 26TH PLACE DAVIE, FL. 33328

ARTICLE V - INCORPORATOR(S)

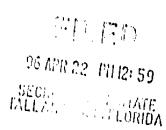
The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation:

BRENDA L. FRIEDMAN 8570 S.W. 26TH PLACE DAVIE, FL. 33328

The undersigned this /5 4	has(havo) oxocuteday of	od thoso Artiolo	es of Incorporation
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DRENDA L. FRIEDM	IAN		

ARTICLE VI - PURPOSE

Businoss Purpose: This corporation is organized for the purposes OF SALES AND RENTALS OF RESIDENTIAL PROPERTIES.



CERTIFICATE OF DESIGNATION REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

The name of the Corporation is:

MOM'S REALTY, INC.

OF FT. LAUDERDALE

The registered agent and office is:

BRENDA L. FRIEDMAN 8570 S.W. 26TH PLACE DAVIE, FL. 33328

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITIONS AS REGISTERED AGENT.

CONSENT TO OBTAIN ASSISTANCE IN THE PREPARATION OF ARTICLES OF INCORPORATION FOR MOM'S REALTY, INC.

OF FT. LAUDERDALE

BE IT KNOWN, that the office of DANIEL J. WEINBERG, CPA has provided assistance to the undersigned in filing Articles of Incorporation with Florida Department of State, Division of Corporations.

Each Corporation is a separate entity and as such has specific goals, needs and requirements. It is therefore recommended by this office that corporate documents be reviewed by your legal counsel. We have provided assistance only in filing your Articles of Incorporation, providing a tax and accounting service and do not attempt to render any legal advice.

The professional advice of your legal counsel to ascertain exact compliance with all statutory requirements is strongly recommended.

I(WE), THE UNDERSIGNED INCORPORATOR(S), HEREBY GRANTS PERMISSION TO DANIEL J. WEINBERG, CPA TO ASSIST IN FILING ARTICLES OF INCORPORATION FOR MOM'S REALTY, INC./ WITH FLORIDA DEPARTMENT OF STATE, DIVISION OF CORPORATIONS. OF FT. LAUDERDALE

4/15/96 Bunda L. Fredia