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THE HET HAND AND HEES ACCOUNT NO. 1 072100000032

070867 REFERENCE :

AUTHORIZATION :

COST LIMIT: \$ 70.00

ORDER DATE : August 30, 1996

ORDER TIME : 12:21 PM

ORDER NO. : 070867

CUSTOMER NO:

7115079

CUSTOMER: Ms. Dorothy Gonzalez Ms. DOROTHY GONZALEZ

1759 S.w. 138 Avenue

Miami, FL 33175

DOMESTIC FILING

NAME:

THE HOME BUYING CENTER, INC.

EFFECTIVE DATE:

_ ARTICLES OF INCORPORATION CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY

PLAIN STAMPED COPY

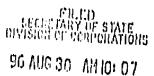
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

DIVISION OF CORPORATION

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ARTICLES OF INCORPORATION

OF

THE HOME BUYING CENTER, 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:

THE HOME BUYING CENTER, INC.

The address of the principal office of this corporation shall be 1759 Southwest 138 Avenue, Miami, Florida 33175 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 500 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

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 names and addresses of the initial members of the Board of Directors are:

Dorothy Gonzalez

1759 Southwest 138 Avenue Miami, Florida 33175

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ARTICLE VII. INCORPORATOR

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

Corporate Agents, Inc. 1201 Hays Street Tallahassee, Florida 32301

The undersigned incorporator has executed these Articles of Incorporation on August 30, 1996.

Lleborah M. Skipper

It's Agent, Deborah D. Skipper

Incorporator

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

It's Agent, Deborah D. Skipper
Authorized Service Representative
Corporation Service Company