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STUART M. SLUTSKY, P.A.
STUART M. SLUTSKY, C.P.A., M.B.A.
ATTORNEY AT LAW

SECRET
DIVISION OF CORPORATIONS
97 MAR 28 AM 9:32

March 24, 1997

Department of State
Division of Corporations
409 E. Gaines St.
Tallahassee, Florida 32314

RE: Incorporation of HOMETOWN REFERRALS REALTY, INC.

100002127071--4

Dear Sir/Madam:

-03/28/97--01076--012
****122.50 ****122.50

Enclosed please find the following:

1) Original and one (1) copy of the Articles of Incorporation of the above captioned corporation containing the Registered Agent Designation and Acceptance

2) A check in the amount of \$122.50 made payable to your order, representing the following fees:

Filing Fee	\$35.00
Certificate Under Seal	\$52.50
Registered Agent Designation	\$35.00
Total Enclosed	\$122.50

Please return copies of the Certificate Under Seal and clocked in Articles of Incorporation once registered.

Thank you in advance for your immediate attention to this matter, I remain,

Very truly yours,

Stuart M. Slutsky
Stuart M. Slutsky

Enclosure

SECRET
DIVISION
97 MAR 23 11 32

ARTICLES OF INCORPORATION
OF
HOMETOWN REFERRALS REALTY, INC.

The undersigned incorporator (s), for the purposes of forming a Corporation under the Florida Business Corporations Act, hereby adopt (s) the following Articles of Incorporation:

ARTICLE I: NAME AND PRINCIPAL ADDRESS

The name of the corporation shall be HOMETOWN REFERRALS REALTY, INC. The principal address of the corporation will be 55 Weston Road, Suite 103, Fort Lauderdale, Florida 33326.

ARTICLE II: DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III: PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under Florida law.

ARTICLE IV: SHARES

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 \$.10 par value.

ARTICLE V: REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 55 Weston Road, Suite 103, Fort Lauderdale, Florida 33326 and the name of the initial registered agent at that address is MELVIN KOSNOFF.

ARTICLE VI: INCORPORATORS

The name and address of each person signing these Articles is:

NAME
MELVIN KOSNOFF

ADDRESS
55 Weston Road, Suite 103
Fort Lauderdale, Florida 33326

ARTICLE VII: INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE VIII: AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 24 day of March, 1997.


MELVIN KOSNOFF
Incorporator

Certificate Designating Place of Business or Domicile for
the Service of Process within this State and Naming Agent
upon whom Process may be Served

In compliance with Section 48.091, Florida Statutes, the following is submitted:

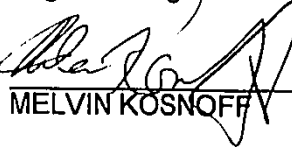
That HOMETOWN REFERRALS REALTY, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at 55 Weston Road, Suite 103, Fort Lauderdale, Florida 33326, has named MELVIN KOSNOFF, located at 55 Weston Road, Suite 103, Fort Lauderdale, Broward County, Florida 33326, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

I hereby certify that I am familiar with and accept the duties and responsibilities as registered agent for said corporation.

Registered Agent

By:


MELVIN KOSNOFF

3/24/97
Date