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ROBIN L. ZIMMERMAN
2920 N.E. 164th Street
North Miami Beach, Florida 33160
305-940-8350

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*****70.00 *****70.00

March 27, 1998

Secretary of State
Division of Corporations
New Filing Section
409 E. Gaines Street
Tallahassee, Florida 32399

FILED
98 MAR 30 PM 2:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

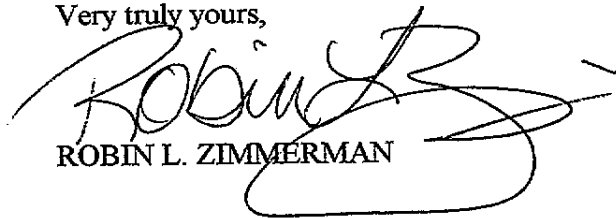
RE: Home Team Properties, Inc.

Dear Sir/Madam:

Enclosed please find two (2) original Articles of Incorporation and a check in the amount of \$70.00 representing the filing fees. Please return a stamped copy in the enclosed self addressed FedEx envelope.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


ROBIN L. ZIMMERMAN

/rlz
Enclosure (as noted)

3398

ARTICLES OF INCORPORATION
OF
HOME TEAM PROPERTIES, INC.

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TALLAHASSEE, FLORIDA

ARTICLE I
CORPORATE NAME

The name of this corporation is: HOME TEAM PROPERTIES, INC.

ARTICLE II
NATURE OF BUSINESS AND POWERS

This corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act of the State of Florida.

ARTICLE III
CAPITAL STOCK

The aggregate number of shares of stock that this corporation shall have authority to issue is ONE HUNDRED (100) shares of common stock, ONE (\$1.00) DOLLAR par value, shall be designated as "Common Shares".

ARTICLE IV
TERM OF EXISTENCE

This corporation shall have perpetual existence, commencing upon filing of these Articles.

ARTICLE V
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is:

18267 N.E. 4th Court
North Miami Beach, Florida 33162

The name and address of the Registered Agent is:

David Silbergleit
18267 N.E. 4th Court
North Miami Beach, Florida 33162

ARTICLE VI
BOARD OF DIRECTORS

This corporation shall have two (2) directors to constitute its initial Board of Directors. The number of directors may subsequently be increased or decreased from time to time according to the By-Laws of the corporation, but shall never be less than two (2).

ARTICLE VII
INITIAL DIRECTORS

The names and addresses of the initial directors of this corporation are:

Jeffrey Morganstine
2811 Fairway Drive
Hollywood, Florida 33021

Robin L. Zimmerman
2920 N.E. 164th Street
North Miami Beach, Florida 33160

ARTICLE VIII
INCORPORATOR

The name and address of the Incorporator of this corporation, who is the person signing these Articles is:

Jeffrey Morganstine
2811 Fairway Drive
Hollywood, Florida 33021

ARTICLE IX
INDEMNIFICATION

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

NOW THEREFORE, the undersigned Incorporator has executed these Articles of Incorporation this 27 day of March, 1998.



Jeffrey Morganstine, Incorporator

STATE OF FLORIDA)
)
)
COUNTY OF Wade)
)
)
)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared JEFFREY MORGANSTINE, to me well known to be the person described as the Incorporator in and who, in my presence, executed the foregoing Articles of Incorporation, and who acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the State and County above this 27 day of March, 1998.



Notary Public - State of Florida

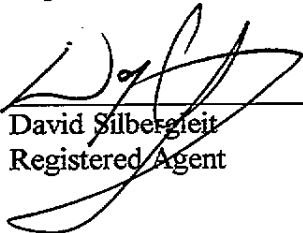
My commission expires:



SHEILA J COHEN
My Commission CC547497
Expires Apr. 14, 2000

ACCEPTANCE OF REGISTERED AGENT

I, DAVID SILBERGLEIT, the undersigned, having been designated as Registered Agent in the above and foregoing Articles of Incorporation, do hereby accept such designation and agree to comply with the laws of the State of Florida relative thereto.



David Silbergleit
Registered Agent

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