

Division of Corporations

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Florida Department of State
Division of Corporations
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Account Name : EMPIRE CORPORATE KIT COMPANY
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FLORIDA PROFIT/NON PROFIT CORPORATION

terra II - magnolia lakes, corp.

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FLORIDA DEPT OF STATE



June 7, 2007

FLORIDA DEPARTMENT OF STATE

Division of Corporations

EMPIRE CORPORATE KIT COMPANY

SUBJECT: TERRA II - MAGNOLIA LAKES, CORP.
REF: W07000027138

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Please accept our apology for failing to mention this in our previous letter.

The person designated as incorporator in the document and the person signing as incorporator must be the same.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6870.

Karen Saly
Document Specialist

FAX Aud. #: B07000149689
Letter Number: 007A00038868

ARTICLES OF INCORPORATION
OF
TERRA II - MAGNOLIA LAKES, CORP.

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ARTICLE I.
CORPORATE NAME

The name of this Corporation shall be:

TERRA II - MAGNOLIA LAKES, CORP.

ARTICLE II.
NATURE OF CORPORATE BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

ARTICLE III.
CAPITAL STOCK

The Corporation is authorized to issue a maximum of One Thousand (1,000) Shares of Stock. The Shares of Stock shall be voting common stock having a par value of One Dollar (\$1.00) per share. The consideration to be paid for each Share of Stock shall be fixed by the Board of Directors.

ARTICLE IV.
INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Corporation's initial Registered Agent and Registered Office in the State of Florida shall be:

Alvaro Castillo B.
1390 Brickell Avenue, Suite 200
Miami, Florida 33131

ARTICLE V.
BOARD OF DIRECTORS

The number of Directors may be altered from time-to-time by

this Instrument Prepared By:

Alvaro Castillo B., Esq.
1390 Brickell Avenue, Suite 200
Miami, Florida 33131
(305) 371-5540
Florida Bar No. 611761

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the By-Laws adopted by the shareholders. However, the Corporation shall have no less than one (1) Director at any time.

**ARTICLE VI.
INITIAL DIRECTORS**

The name and post office address of the initial Director of the Corporation are:

Name	Address
NICOLAS L. LIVSIT	C/O: 1390 Brickell Avenue, Suite 200 Miami, Florida 33131

**ARTICLE VII
INITIAL OFFICERS**

The initial officers shall be elected at the first Board of Directors meeting.

**ARTICLE VIII.
INCORPORATOR**

The name and post office address of the Incorporator executing these Articles of Incorporation is as follows:

Name	Address
NICOLAS L. LIVSIT	C/O: 1390 Brickell Avenue, Suite 200 Miami, Florida 33131

**ARTICLE IX.
PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal mailing address of the Corporation is as follows:

C/O: 1390 Brickell Avenue, Suite 200
Miami, Florida 33131

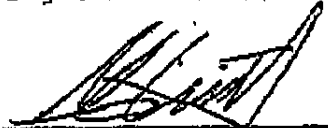
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ARTICLE X.
COMMENCEMENT DATE

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Corporate existence will commence on the date of the filing of these Articles of Incorporation.

The UNDERSIGNED Incorporator, for the purpose of forming a Corporation to do business within the State of Florida, does make and file these Articles of Incorporation, hereby declaring and certifying that the facts stated are true.

By: 
NICOLAS L. LIVSITO

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ACCEPTANCE BY REGISTERED AGENT

The Undersigned hereby accepts the foregoing designation as Initial Registered Agent and agrees to comply with the provisions of law applicable to said designation.


ALVARO CASTILLO B., Esquire
CASTILLO & ASSOCIATES
1390 Brickell Avenue, Suite 200
Miami, Florida 33131

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