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((H96000016362 1))

TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
PHONE: (305)541-3694

ACCT#: 072450003255

FAX #: (305)541-3770

NAME: MODELINVEST CORPORATION

AUDIT NUMBER.....H96000016362

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 6

CERT. COPIES.....1

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Ray
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 20, 1996

EMPIRE

SUBJECT: MODELINVEST CORPORATION
REF: W96000024591

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

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Neyssa Culligan
Document Specialist

FAX Aud. #: H96000016362
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ARTICLES OF INCORPORATION
OF
MODEL HOMES INVESTMENTS CORP.

96 NOV 27 PM 12:05
FILED
STATE OF FLORIDA
TALLAHASSEE

ARTICLE I
NAME

The name of the Corporation is MODEL HOMES INVESTMENTS CORP.

ARTICLE II

TERM OF CORPORATE EXISTENCE

The Corporation shall exist perpetually unless dissolved according to law and such existence shall commence at the time of the filing of these Articles of Incorporation by the Department of State.

ARTICLE III

PERMITTED ACTIVITY

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

ARTICLE IV

AUTHORIZED SHARES

The aggregate number of shares which the Corporation shall have authority to issue shall be Five Thousand (5,000) shares of voting common stock with \$1.00 par value share.

PREPARED BY:
Nelson Slosbergas, Esquire
Slosbergas & Fernandez, L.L.P.
501 Brickell Key Drive, Suite 400
Miami, FL 33131
FLORIDA BAR NO. 378887
(305) 374-0030

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**ARTICLE V
PREEMPTIVE RIGHTS DENIED**

No holder of any shares of the Corporation shall have any preemptive right to purchase, subscribe for or otherwise acquire any shares of the Corporation of any class now or hereafter authorized, or any securities, exchangeable for or convertible into such shares, or any warrants or any instruments evidencing rights or options to subscribe for, purchase, or otherwise acquire such shares.

**ARTICLE VI
REGISTERED OFFICE AND AGENT**

The principal office of the Corporation and place of business is 1395 Brickell Avenue, 8th Floor, Miami, Florida 33131. The Registered Agent is Nelson Slosbergas at 501 Brickell Key Drive, Suite 400, Miami, Florida 33131.

**ARTICLE VII
DIRECTORS**

The business of the Corporation shall be managed by a Board of Directors consisting of not fewer than one person, the exact number to be determined from time to time in accordance with the By-Laws.

The names and addresses of the first Board of Directors who shall serve until the first annual meeting of shareholders or until their successors are elected and qualified shall be:

| <u>NAMES</u> | <u>ADDRESSES</u> |
|--------------------|---|
| JOSEPH HORN | 1395 Brickell Avenue, 8th Floor Miami, Florida 33131 |
| RICARDO EICHENWALD | 1395 Brickell Avenue, 8th Floor Miami, Florida 33131 |
| RALPH HORN | 1395 Brickell Avenue, 8th Floor Miami, Florida 33131 |

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NELSON SLOSBERGAS

501 Brickell Key Dr., Suite 400
Miami, Florida 33131

STEPHEN A. FREEMAN

520 Brickell Key Dr., Suite 0-305
Miami, Florida 33131

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator is: Nelson Slosbergas, 501 Brickell Key Drive, Suite 400, Miami, Florida 33131.

ARTICLE IX

INDEMNIFICATION

Every person now or hereafter serving as director, officer or employee of the Corporation shall be indemnified and held harmless by the Corporation from and against any and all loss, cost, liability and expense that may be imposed upon or incurred by him in connection with or resulting from any claim, action, suit or proceeding, in which he may become involved, as a party or otherwise, by reason of his being or having been a director, officer or employee of the Corporation, whether or not he continues to be such at the time such loss, cost, liability or expense shall have been imposed or incurred, except with regard to matters as to which any such director, officer or employee shall be adjudged in any claim, action, suit or proceeding to be liable for his own gross negligence or willful misconduct in the performance of duty.

Expenses (including attorneys' fees) incurred in defending any claim action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such a proceeding.

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IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 19th day of November, 1996.

[Handwritten Signature]

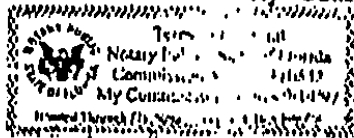
Nelson Slosbergas

STATE OF FLORIDA)
)SS.
COUNTY OF DADE)

The foregoing Articles of Incorporation was acknowledged before me this 19th day of November, 1996, by Nelson Slosbergas who is personally known to me and who did not take an oath. He acknowledged before me according to law, that he made and subscribed the same for the purpose therein mentioned and set forth therein.

[Handwritten Signature]

NOTARY PUBLIC, State of Florida at Large
NOTARY: TERESITA BREGOLAT
My Commission Expires:



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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 2207.0501, 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.

1. The name of the corporation is: MODEL HOMES INVESTMENTS CORP.
2. The name and address of the Registered agent is: Nelson Slosbergas, 501 Brickell Key Drive, Suite 400, Miami, FL 33131.

Signature: _____
 Title: Registered Agent and Incorporator
 Date: November 19th, 1996

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 agreed 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 position as registered agent.

Signature: _____
 Date: November 19th, 1996

FILED
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 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

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