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BARWICK, DILLIAN, LAMBERT & ICE, P.A.

SUITE 555
999 BRICKELL AVENUE
MIAMI, FLORIDA 33131

TELEPHONE (305) 358-6001
FACSIMILE (305) 358-6003

HOWARD E. BARWICK*
JAMES A. DILLIAN, P.A.*
LYNDALL M. LAMBERT
THOMAS E. ICE
TROY G. AVERA, JR., P.A.
JOY L. BARWICK
GONZALO BARR*
MARY R. ANDREWS

*BOARD CERTIFIED IN AVIATION LAW
*ALSO ADMITTED TO D.C. BAR

January 27, 1999

VIA FEDERAL EXPRESS

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

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RE: AVERA VISTA RANCH and LAND DEVELOPMENT COMPANY, INC.

Dear Sir or Madam:

Enclosed is the original and one copy of the Articles of Incorporation for the above referenced corporation and a check for fees for filing the corporation documents. Please return to me, a date stamped and certified copy of the Articles and a Status of Incorporation Certificate. A self-addressed return FedEx envelope is enclosed.

If you have any questions, please contact me immediately.

Thank you for your assistance in this matter.

Very truly yours,


TROY G. AVERA, JR.

TGA/tga

Enclosures

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ARTICLES OF INCORPORATION

OF

AVERA VISTA RANCH and LAND DEVELOPMENT COMPANY, INC.

THE UNDERSIGNED, hereby adopts the following Articles of Incorporation for the purpose of forming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida.

ARTICLE I - Name

The name of this corporation shall be:

AVERA VISTA RANCH and LAND DEVELOPMENT COMPANY, INC.

ARTICLE II - Business Address

The initial street address of the principal office of the corporation shall be:

8563 Southwest 113th Court

Miami, Florida 33173

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ARTICLE III - Business Purpose

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

ARTICLE IV - Authorized Shares

The corporation is initially authorized to issue ONE THOUSAND

(1,000) shares of common stock, having a par value of One (\$1.00) dollar per share. The maximum number of shares authorized to be issued and outstanding at any one time is TEN THOUSAND (10,000) shares of common stock, having a par value of One (\$1.00) Dollar per share. Each outstanding share, regardless of class, shall be entitled to one vote on each matter submitted to a vote at a meeting of the shareholders. The shares of stock may be issued for such consideration, having a value not less than the par value of the shares issued therefor, as is determined from time to time by the Board of Directors, to be paid, in whole or in part, in cash or other property, tangible, or in labor or services actually performed for the corporation. Shares may not be issued until the full amount of the consideration therefor has been paid. Thereafter, such shares shall be deemed to be fully paid and non-assessable.

ARTICLE V - Existence

The corporation is to commence its corporate existence on the date these Articles are filed as of record, with the Secretary of State. This corporation shall exist perpetually thereafter until dissolved according to law.

ARTICLE VI - Capital

The amount of capital with which this corporation will begin

business shall be the sum of not less than FIVE HUNDRED (\$500.00) DOLLARS.

ARTICLE VII - Board of Directors

All corporate powers shall be exercised by and under the authority of, and the business and affairs of the corporation shall be managed under the direction of, the Board of Directors. Any and all of the powers and duties conferred to or imposed upon the Board of Directors, by resolution of the shareholders adopted at a special meeting called for that purpose, may be exercised or performed to such extent and by such persons as shall be provided by the shareholders.

The corporation shall have ONE (1) Director initially. The number of directors may thereafter be increased to a maximum of SIX (6) by corporate resolution as may be determined by the member(s) of the Board of Directors of the corporation at the time of the resolution.

ARTICLE VIII - Rights of Initial Directors

Each of the initial Directors shall have the right to be a Director of the Corporation as long as that respective Director is a Shareholder of the Corporation. By acquiring shares in this Corporation, each Shareholder agrees to abide by this right and to elect each of the initial Directors named in these Articles of

Incorporation to the office of Director as long as that Director is a Shareholder of the Corporation. This Article may not be amended in any way without the written consent of each of the initial Directors who is a Shareholder of the Corporation at the time of the amendment.

ARTICLE IX - Share Transfer Restrictions

Shares of the Corporation shall be issued to the following persons in the following amounts upon payment of the consideration determined by the Board of Directors:

<u>Shareholder</u>	<u>Number of Shares</u>
Troy G. Avera, Jr.	1,000

Shares held by each Shareholder may not be sold or otherwise transferred to other persons unless first offered to this Corporation or to the remaining Shareholders in proportion to their shares. The price, terms and other provisions regarding this restriction may be specified by written agreement among the Shareholders, which agreement may expand this Article and which may also include the Corporation as a party. These restrictions are intended to preserve exemptions under federal and state securities laws, to provide for orderly changes in ownership of shares, and to serve other reasonable purposes.

ARTICLE X - Preemptive Rights

Each Shareholder of the corporation shall have the right to purchase, subscribe for, or receive a right or rights to purchase or subscribe for, at the price for which it is offered to others, that Shareholder's pro rata portion of the following:

A. Any stock of any class that the Corporation may issue or sell, whether or not exchangeable for any stock of the Corporation of any class or classes, and whether or not of unissued shares authorized by the Articles of Incorporation as originally filed or by any amendment thereof or out of shares of stock of the Corporation acquired by it after the issuance thereof, and whether issued for cash or other consideration; and

B. Any obligation that the Corporation may issue or sell which is convertible into or exchangeable for any stock of the Corporation of any class or classes, or to which is attached or pertinent any warrant or warrants or other instruments conferring on the holder the right to subscribe for or purchase from the Corporation any shares of its stock of any class or classes.

This right shall be deemed waived by any Shareholder who does not exercise it and pay for the shares preempted within thirty (30) days after receipt of written notice from the Corporation stating the price, terms and conditions of the issue of shares and inviting

the Shareholder to exercise this preemptive right. This right may also be waived by a written waiver signed by the Shareholder.

ARTICLE XI - Incorporation and Initial Director

The name and street address of the initial director who shall hold office until successor(s) who shall be chosen at the first meeting of the stockholders, who have qualified shall be:

NAME	ADDRESS
Troy G. Avera, Jr.	8563 Southwest 113 th Court Miami, Florida 33173

ARTICLE XII - Indemnification

The corporation shall indemnify any present or former officer(s) or director(s), or person(s) exercising powers and duties of a Director, to the full extent now or hereafter permitted by law.

ARTICLE XIII - Amendment of Bylaws

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the Shareholders, but the Board of Directors may not alter, amend or repeal any bylaws adopted by the shareholders if the shareholders provide the bylaws shall not be altered, amended or repealed by the Board of Directors.

ARTICLE XIV - Amendment of Articles

These Articles of Incorporation may be amended at any time by a vote of the majority of the voting stock of the corporation outstanding, at any regular meeting of the stockholders, or at any special meeting of the stockholders called for that purpose.

ARTICLE XV - Incorporator

The name and street address of the person signing these Articles of Incorporation as subscribed is as follows:

NAME	ADDRESS
Troy G. Avera, Jr.	8563 Southwest 113 th Court Miami, FL 33173

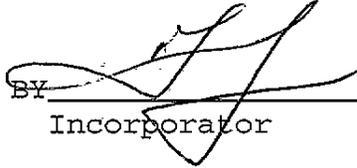
ARTICLE XVI- Registered Agent

The street address of the initial registered office of the corporation and the name of the initial registered agent of the corporation at that address, upon whom service of process may be made, is as follows:

NAME	RESIDENT ADDRESS
Troy G. Avera, Jr.	Suite 555 999 Brickell Avenue Miami, FL 33131

IN WITNESS WHEREOF, the undersigned Troy G. Avera, Jr., being a natural person, competent to contract, has hereunto set his hand

and seal, this 27th day of January, 1999.

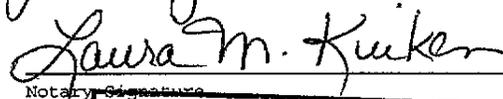
 (SEAL)
BY _____
Incorporator

STATE OF FLORIDA)
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Troy G. Avera, Jr. known to me, who produce a Florida Driver's License No. A 160-807-47-172 as identification, and in whose name the foregoing instrument was executed, he acknowledged executing the same freely and voluntarily for the purposes stated herein, and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the county and State last aforesaid this 27th day of January, A.D. 1999.

NOTARY RUBBER STAMP SEAL
My Commission expires:

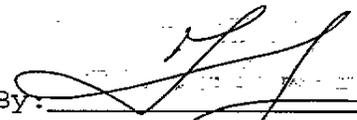

Notary Signature
Print _____
OFFICIAL NOTARY SEAL
LAURA M KUIKEN
COMMISSION NUMBER
C667225
MY COMMISSION EXPIRES
JULY 28 2001
Articles of Incorporation
Type of Document

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN PURSUANCE OF, Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act: **FIRST:** That AVERA VISTA RANCH and LAND DEVELOPMENT COMPANY, INC., desiring to organize under the Laws of the State of Florida with its principal offices as indicated in the Articles of Incorporation, in the City of Miami, Dade County, State of Florida, and its initial registered office as indicated in the Articles of Incorporation located at Suite 555, 999 Brickell Avenue, Miami, FL 33131, has named Troy G. Avera, Jr., as its registered agent to accept services of process within this State, at the address of its initial registered office.

ACKNOWLEDGMENT

Having named to accept services of process for AVERA VISTA RANCH and LAND DEVELOPMENT COMPANY, INC., at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

By: 
TROY G. AVERA, JR.
As Registered Agent

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