

P99000080588
TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

100002978531--7
-09/03/99-01075-002
*****78.75 *****78.75

SUBJECT: NEW HOMES REALTY & INVESTMENTS INC.
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee
& Certificate

\$122.50
Filing Fee
& Certified Copy

\$131.25
Filing Fee,
Certified Copy
& Certificate

Additional Copy Required

FROM: STEVE MCGOWAN
Name (printed or typed)
2800 EAST COMMERCIAL BLVD STE 208
Address
FT. LAUDERDASLE, FLORIDA 33308
City, State & Zip
(954) 928-0707
Daytime Telephone number

FILED
99 SEP -3 AM 7:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

9-13
WC

ARTICLES OF INCORPORATION

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

NEW HOMES REALTY & INVESTMENTS INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

2800 EAST COMMERCIAL BLVD STE 208
FT. LAUDERDALE, FLORIDA 33308

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TALLAHASSEE, FLORIDA

ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100

ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

ALLEN H. KATZ PA
2800 EAST COMMERCIAL BLVD STE 208
FT. LAUDERDSLE, FLORIDA 33308

ARTICLE V INCORPORATOR(S)

See instructions for officers/directors

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

STEVE MCGOWAN P/S
5282 NW 15th STREET
MARGATE, FL. 33307

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

X 1 day of X Sept, 19X 99.

(An additional article must be added if an effective date is requested.)

X Steve McGowan
Signature

Signature

Signature

Notarization is not required

NOTE: Affixing an officer title after a signature of an incorporator does not constitute the designation of officers.

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

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, 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: NEW HOMES REALTY & INVESTMENTS INC.

2. The name and address of the registered agent and office is:

ALLEN H. KATZ PA
(NAME)

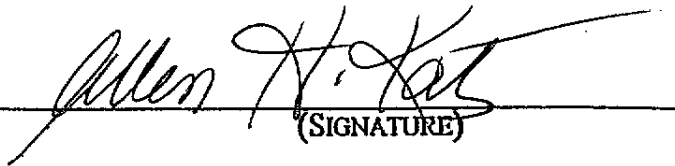
2800 EAST COMMERCIAL BLVD STE 2208

(P.O. Box or Mail Drop Box NOT ACCEPTABLE)

FT. LAUDERDSLE, FLORIDA 33308
(CITY/STATE/ZIP)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 agree 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)

8-30-99
(DATE)