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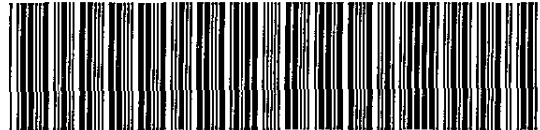
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FILED
03 JUL -7 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RONALD L. SIEGEL, P.A.

ATTORNEYS AT LAW

Comerica Building
1800 Corporate Blvd., N.W., Suite 302
Boca Raton, Florida 33431

RONALD L. SIEGEL
Board Certified in
Wills, Trusts and Estates

HENRY SCHEIER
Of Counsel

(561) 241-3113
Fax (561) 241-3226
Rsiegellaw@aol.com

June 30, 2003

Secretary of State of Florida
Corporation Division
P.O. Box 6327
409 East Gaines Street
Tallahassee, Florida 32399

Re: **S&G AFFORDABLE HOMES, INC.**

Dear Sir/Madam:

I enclose the following in connection with the above-referenced corporation:

- Articles of Incorporation
- Designation of Registered Agent
- Check in the amount of \$78.75

Please return your confirmation letter regarding the incorporation and filing of this company to my office in the enclosed stamped self-addressed envelope.

Very truly yours,



Ronald L. Siegel

RLS/jl

**STATE OF FLORIDA
ARTICLES OF INCORPORATION
OF**

S&G AFFORDABLE HOMES, INC.

**FILED
03 JUL -7 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

The undersigned, acting as incorporator of a corporation under the Florida General Corporation Act, adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is S&G AFFORDABLE HOMES, INC.. The principal office and mailing address is 431 NE 25th Terrace, Boca Raton, FL 33431.

ARTICLE II

This corporation is to exist perpetually.

ARTICLE III

The purpose for which the corporation is organized is to engage in the transaction of any or all lawful business for which corporations may be incorporated under the provisions of the Florida General Corporation Act.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue is One Thousand (1,000) Common Shares at \$1.00 par value.

ARTICLE V

Provisions granting preemptive rights are: The holders of common shares shall, upon the issue or sale of shares of stock, any class (whether now or hereafter authorized), have the right, during such period of time and on such conditions the Board of Directors shall prescribe, to subscribe to and purchase such shares in proportion to their respective holdings of common shares, at such price or prices as the Board of Directors may, from time to time, fix and as may be permitted by law.

ARTICLE VI

Provisions for the regulation of the internal affairs of the corporation are: None.

ARTICLE VII

The street address of the initial registered office of the corporation is 1800 Corporate Blvd. NW, Suite 302, Boca Raton, FL 33431, and the name of its initial registered agent at such address is Ronald L. Siegel.

ARTICLE VIII

The number of directors constituting the initial Board of Directors of the corporation is four (4) and the names and addresses of the persons who are to serve as Directors until the first annual meeting of shareholders or until their successor(s) are elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS(ES)</u>
DONALD C. SUNBURY	431 NE 25th Terrace Boca Raton, FL 33431
ROSE M. SUNBURY	431 NE 25th Terrace Boca Raton, FL 33431
CAROLYN GRIFFIN	5054 Pine Tree Drive Delray Beach, FL 33484
SEAN P. GRIFFIN	5054 Pine Tree Drive Delray Beach, FL 33484


ARTICLE IX

The name and address of each incorporator is:

<u>NAME</u>	<u>ADDRESS(ES)</u>
DONALD C. SUNBURY	431 NE 25th Terrace Boca Raton, FL 33431
ROSE M. SUNBURY	431 NE 25th Terrace Boca Raton, FL 33431

DATED this 30 day of June, 2003.



DONALD C. SUNBURY, Incorporator


ROSE M. SUNBURY, Incorporator

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, this 30th day of June, 2003,
by Donald C. Sunbury who is personally known to me, or who has produced a _____ as
identification.

My Commission Expires: Oct. 20, 2004


Notary Public

JAMIE LINNEHAN
Print Name



JAMIE LINNEHAN
MY COMMISSION # CC 967
EXPIRES: October 20, 2004
Bonded Thru Budget Notary Services

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, this 30th day of June, 2003,
by ROSE M. SUNBURY who is personally known to me, or who has produced a _____ as
identification.

My Commission Expires: Oct. 20, 2004


Notary Public

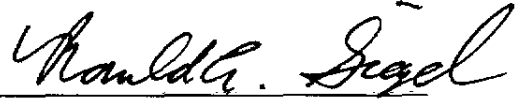
JAMIE LINNEHAN
Print Name



JAMIE LINNEHAN
MY COMMISSION # CC 967840
EXPIRES: October 20, 2004
Bonded Thru Budget Notary Services

CONSENT OF REGISTERED AGENT

I, Ronald L. Siegel, having been designated to act as Registered Agent, hereby agrees to act in this capacity.



RONALD L. SIEGEL,

Registered Agent

FILED
03 JUL -7 PM 5:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA