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Juan A. Sanchez

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June 7, 2002

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

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-06/17/02--01053--010
*****70.00 *****70.00

RE: Articles of Incorporation for the following corporation:
OLD BISCAYNE HOMES, INC.

Dear Sir/Madam:

Enclosed please find my check in the sum of \$70.00 for the filing fee of the Articles of Incorporation submitted with this letter.

Should you have any questions please feel free to contact my office.

Sincerely,

The Law Offices of Juan A. Sanchez

JUAN A. SANCHEZ

JAS/vb
Encls.

FILED
02 JUN 18 PM 1:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**ARTICLES OF INCORPORATION
OF
OLD BISCAYNE HOMES, INC.**

ARTICLE I. CORPORATE NAME.

The name of this corporation is :

OLD BISCAYNE HOMES, INC.

ARTICLE II. PRINCIPAL OFFICE.

The principal place of business of this corporation is:

**11520 Griffing Blvd.
Biscayne Park, FL 33161**

ARTICLE III. MAILING ADDRESS.

The mailing address of this corporation is:

**11520 Griffing Blvd.
Biscayne Park, FL 33161**

ARTICLE IV. CAPITAL STOCK.

The number of shares of stock that this corporation is authorized to have outstanding at any time is
1000 SHARES \$1.00 PAR VALUE COMMON STOCK.

ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE.

The name and address of the initial registered agent are:

**ARTURO TORANO
11520 Griffing Blvd.
Biscayne Park, FL 33161**

ARTICLE V. INCORPORATOR.

The name and street address of the incorporator to these articles of incorporation are:

JUAN A. SANCHEZ, ESQ.
10691 N. KENDALL DRIVE, #310
MIAMI, FLORIDA 33176

ARTICLE VI. INITIAL OFFICERS.

The name and street address of the initial officers to these articles of incorporation are:

PRESIDENT
ARTURO TORANO
11520 GRIFFING BLVD.
BISCAYNE PARK, FL 33161

TREASURER
TRACY TORANO
11520 GRIFFING BLVD.
BISCAYNE PARK, FL 33161

SECRETARY
TRACY TORANO
11520 GRIFFING BLVD.
BISCAYNE PARK, FL 33161

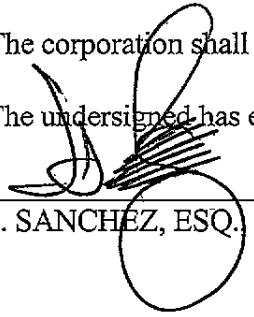
ARTICLE VII. CORPORATE PURPOSE.

To develop and construct single family homes and sites and any and all lawful purposes allowed under the laws of the great State of Florida.

ARTICLE VIII. CORPORATE EXISTENCE.

The corporation shall exist perpetually.

The undersigned has executed these articles of incorporation on the 14th day of June, 2002.



JUAN A. SANCHEZ, ESQ. INCORPORATOR

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02 JUN 18 PM 1:52

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

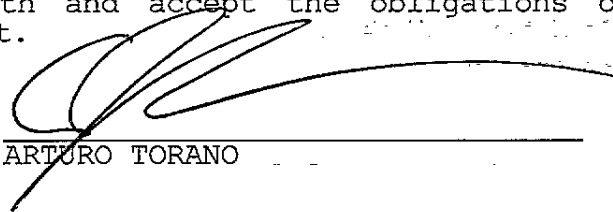
Pursuant to the provisions of F.S. 607.0501, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the corporation is OLD BISCAYNE HOMES, INC.
2. The name of the registered agent is: ARTURO TORANO
3. The address of the registered agent/registered office is:

11520 Griffing Blvd.
Biscayne Park, FL 33161

Acceptance

Having been named as registered agent and designated to accept service of process for the above corporation, 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.


ARTURO TORANO

Date: JUNE 7, 2002