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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
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FLORIDA PROFIT CORPORATION OR P.A.

legacy homes realty, inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(5)

ARTICLES OF INCORPORATION

OF

LEGACY HOMES REALTY, INC.

We, the undersigned, do hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida and do hereby adopt the following Articles of Incorporation.

ARTICLE I

The name of this corporation shall be: Legacy Homes Realty, Inc., 1591 Estuary Trail, Delray Beach, Florida 33483.

ARTICLE II

The corporation is organized for the following purposes:

(a) To purchase real estate, make and purchase materials for the construction of buildings; to erect buildings; to own, manage, operate, lease and sell buildings; to conduct and carry on the business of builders and contractors for the purpose of building, erecting, altering, repairing, or doing any other work in connection with any and all classes of buildings and improvements of any kind and nature whatsoever; to enter into contracts and arrangements of all kinds; to carry on and undertake any business undertaking, transaction or operation commonly carried on in connection with the above-described businesses, or calculated directly or indirectly to enhance the value of or render profitable any of the company's property or rights; to own, hold, buy, control, work, develop, sell, convey, lease, pledge, maintain, mortgage, exchange, cultivate, subdivide, improve and otherwise deal in and dispose of real estate, goods, wares, merchandise and property of any and every class and description; to borrow and lend money, to own stock in any other corporation; to evidence and secure its indebtedness and to do and perform any and all other acts which may be desirable for carrying out the interests, intents and purposes of this company.

(b) To carry on business in the United States or elsewhere as factors, agents, commission merchants or merchants to buy, sell, manipulate and deal in, at wholesale or retail, merchandise, goods, wares, products and commodities of every sort, kind or description; to open stores, offices or agencies throughout the United States or elsewhere; to purchase or otherwise acquire and undertake all or any part of the business property and liabilities of any persons or companies; to enter into a partnership or into any arrangements for sharing profits, union interests, reciprocal concessions or cooperate with any persons or companies; to transact any and all business lawful

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under the laws of the State of Florida or of the United States of America

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Five Hundred (500) shares at One and 00/100 (\$1.00) Dollar per value each, no pre-emptive rights, non-assessable. Such shares are to consist of one class only.

ARTICLE IV

This corporation is to exist perpetually.

ARTICLE V

The street address of the principal office of this corporation is 1591 Estuary Trail, Delray Beach, Florida 33483, and the name of the initial registered agent of this corporation is MARK PERLMAN. The corporation may have such other places of business, both within and without the State of Florida, and in foreign countries, as may be necessary or convenient.

ARTICLE VI

The Board of Directors of this corporation shall consist of not less than one (1) member, initially. The number may be increased or diminished from time to time, but shall never be less than one (1) member.

ARTICLE VII

The names and addresses of the members of the first Board of Directors who shall hold office for the first year of the corporation's existence, or until their successors are elected and qualified, are:

NAME OF OFFICER	TITLE OF OFFICER	ADDRESS
Suzanne Bower	President, Secretary/Treasurer	1591 Estuary Trail Delray Beach, Fl 33483

ARTICLE VIII

The names and addresses of the subscribers to these Articles of Incorporation, and the number of shares of stock each agrees to take are:

NAME	ADDRESS	SHARES
Suzanne Bower	1891 Estuary Trail Delray Beach, FL 33483	500

ARTICLE IX

The management and control of the business of the corporation shall be conducted under the direction of the Board of Directors by the following officers who shall be elected by the Board of Directors, to wit: a President, one or more Vice Presidents, a Treasurer and a Secretary, and one or more Assistant Secretaries, provided that any one or more of said officers may be held by the Secretary or Assistant Secretary of the corporation. The Secretary or Assistant Secretary may not also be the President.

ARTICLE X

In compliance with Section 48.091, Florida Statutes, the following is submitted: Legacy Homes Realty, Inc. desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the State of Florida has named MARK PERLMAN, located at 1820 East Hallandale Beach Boulevard, City of Hallandale, State of Florida, as its agent to accept service of process within Florida.

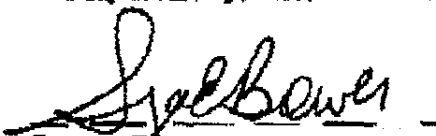

Having been named to accept service of process for the above stated corporation, at the place designated, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


Mark Perlman

DATE: January 28, 2003

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this

28th day of January, 2003.


Suzanne Bower


TOTAL P.25

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STATE OF FLORIDA

COUNTY OF BROWARD

1
1 ss.

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County above-named to take acknowledgments, personally appeared Suzanne Bower to me personally known, or who have produced License as identification and are the persons who executed the foregoing Articles of Incorporation, and acknowledged before me that they subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the State and County named above this 28th of January, 2003.

Elaine C. Cohen
NOTARY PUBLIC
State of Florida

My Commission Expires:



WWW.NETWORK-FIRST-WORKINGOPPClients@BOWER.COM

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