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 Division of Corporations
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Florida Department of State
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FLORIDA PROFIT CORPORATION OR P.A.
 KATSUR AT VALENCIA, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
KATSUR AT VALENCIA, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

KATSUR AT VALENCIA, INC.

The address of the principal office of this corporation shall be 926 Great Pond Drive, Suite 2003, Altamonte Springs, Florida 32714, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 725 North Magnolia Avenue, Orlando, Florida 32803, and the name of the initial registered agent of the corporation at that address is Stephen M. Stone.

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ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and address of the initial member of the Board of Directors is:

JOSHUA KATSUR

ARTICLE VII. OFFICERS

The name and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

President/Secretary/Treasurer: JOSHUA KATSUR
926 Great Pond Drive, Suite 2003
Altamonte Springs, Florida 32714

ARTICLE VIII. SPECIAL PROVISION

It is the intent of the incorporator that the corporation will qualify under Section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as a Subchapter S corporation.

ARTICLE IX. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Stephen M. Stone
725 North Magnolia Avenue
Orlando, Florida 32803

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ACCEPTANCE BY REGISTERED AGENT

I HEREBY ACCEPT the appointment of registered agent. I am familiar with and accept the obligations of Section 607.325, Florida Statutes.



STEPHEN M. STONE
725 North Magnolia Avenue
Orlando, Florida 32803

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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles
on December 3, 2003.



STEPHEN M. STONE

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