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Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

LEVITT PROPERTIES, INC.

| | |
|-----------------------|---------|
| Certificate of Status | 1 |
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**ARTICLES OF INCORPORATION
OF
LEVITT PROPERTIES, INC.**

The undersigned incorporator, MATTHEW E. LEVITT, a natural person competent to contract, hereby presents these Articles of Incorporation for the formation of a corporation under the provisions of Chapter 607, Florida Statutes.

ARTICLE I - NAME

The name of this corporation is LEVITT PROPERTIES, INC.

ARTICLE II - PRINCIPAL OFFICE

The street and mailing address of the principal office of the corporation is 20001-A Emerald Coast Parkway, Destin, Florida 32541.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business under the laws of the State of Florida and the laws of the United States.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue One Hundred (100) shares of \$1.00 par value common stock.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE VI - RESTRICTIONS ON TRANSFER OF STOCK

Unless waived by written agreement among this corporation and its shareholders, shares held by persons receiving shares in the initial issue of stock in this corporation may not be resold to other

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persons unless such shares are first offered to this corporation, and, if not so purchased, then to the other shareholders at the price and terms identical to the proposed sale to a third person. The restrictions contained in this Article VI may be modified by a separate written agreement among the corporation and the shareholders receiving shares in the initial issuance of stock of the corporation.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of this corporation shall be 20001-A Emerald Coast Parkway, Destin, Florida 32541, and the name of the initial registered agent of this corporation at that address is Matthew E. Levitt.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the bylaws of the corporation, but shall never be less than one (1). The name and address of the initial director of this corporation are:

Matthew E. Levitt
20001-A Emerald Coast Parkway
Destin, Florida 32541

ARTICLE IX - INCORPORATOR

The name and address of the person signing these Articles are:

Matthew E. Levitt
20001-A Emerald Coast Parkway
Destin, Florida 32541

ARTICLE X - COMMENCEMENT OF CORPORATE EXISTENCE

The date for commencement of this corporation's existence shall be the date these Articles are filed and approved by the Florida Department of State, Division of Corporations.

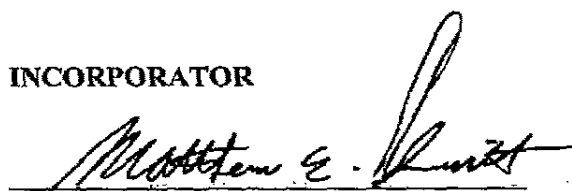
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ARTICLE XI - AMENDMENT

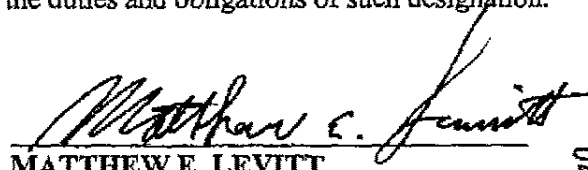
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation the 25th day of August, 2004.

INCORPORATOR


MATTHEW E. LEVITT**REGISTERED AGENT ACCEPTANCE**

I do hereby accept the foregoing designation as registered agent of LEVITT PROPERTIES, INC. Further, I am familiar with and accept the duties and obligations of such designation.


MATTHEW E. LEVITTDate: 8.25.04, 2004

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