

**Electronic Articles of Incorporation
For**

P05000086283
FILED
June 15, 2005
Sec. Of State
jshivers

SOUTHBY HOMES INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

SOUTHBY HOMES INC

Article II

The principal place of business address:

6365 TAFT STREET
HOLLYWOOD, FL. 33024

The mailing address of the corporation is:

6365 TAFT STREET
HOLLYWOOD, FL. 33024

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1000

Article V

The name and Florida street address of the registered agent is:

M A AITCHESON & ASSOCIATES INC
4141 NW 5TH STREET
SUITE 100
PLANTATION, FL. 33317

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: MIKE AITCHESON

Article VI

The name and address of the incorporator is:

MIKE AITCHESON
4141 NW 5TH STREET
PLANTATION, FL 33317

Incorporator Signature: MIKE AITCHESON

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
MICHAEL A AITCHESON
4141 NW 5TH STREET
PLANTATION, FL. 33317

Article VIII

The effective date for this corporation shall be:

06/15/2005