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Florida Department of State
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To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : FAS-T CORP. AGENTS, INC.
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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

147 AVENUE HOMES PHASE II, INC.

Certificate of Status	0
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
147 AVENUE HOMES PHASE II, INC.**

ARTICLE I - NAME

The name of this corporation is 147 AVENUE HOMES PHASE II, INC.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1000 shares of \$1.00 par value common stock which shall be designated "Common Shares".

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENTS

The street address of the initial registered office of this corporation is 3761 S.W. 139 Place, Miami, Florida 33175 and the name of the initial registered agent of this corporation and the address is Ramon Castellanos, 3761 S.W. 139 Place, Miami, Florida 33175.

ARTICLE VII - INITIAL BOARD OF DIRECTORS AND OFFICERS

This corporation shall have 2 Director (s) constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the By Laws. The name(s) and address(es) of the initial Board of Directors and officers of this Corporation is (are):

<u>NAME</u>	<u>ADDRESS</u>
Antonio Quinones,	3761 S.W. 139 Place, Miami, Florida 33175, President.
Ramon Castellanos,	3761 S.W. 139 Place, Miami, Florida 33175, Secretary.

ARTICLE VIII - INCORPORATORS

The name and address of each person signing these Articles is:

<u>NAME</u>	<u>ADDRESS</u>
Antonio Quinones,	3761 S.W. 139 Place, Miami, Florida 33175.
Ramon Castellanos,	3761 S.W. 139 Place, Miami, Florida 33175.

ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 30 day of Sept, 2005.

[Signature of Antonio Quinones]

Antonio Quinones

[Signature of Ramon Castellanos]

Ramon Castellanos

STATE OF FLORIDA
COUNTY OF DADE

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared ANTONIO QUINONES AND RAMON CASTELLANOS and known to be, and known personally to me to be, the persons who did take an oath and acknowledged and executed the foregoing Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, this 30 day of Sept, 2005.

My Commission Expires:

[Signature of Notary Public]

NAME:
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
COMMISSION NO.:



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CERTIFICATE DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF AGENT UPON WHOM PROCESS MAY BE SERVED

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with Sections 48.091 and 607.034, Florida Statutes, the following is submitted:

FIRST, that Antonio Quinones and Ramon Castellanos, as incorporators of 147 AVENUE HOMES PHASE II, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 3761 S.W. 139 Place, Miami, Florida 33175, has named Ramon Castellanos, at 3761 S.W. 139 Place, Miami, Florida 33175, as its agent to accept service of process within Florida.


Antonio Quinones

Ramon Castellanos

Dated: 9-30-05

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


Ramon Castellanos
Registered Agent