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Florida Department of State
Division of Corporations
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FLORIDA PROFIT/NON PROFIT CORPORATION

UNIVERSITY TWIN HOMES INC.

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SECRETARY OF STATE
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**ARTICLES OF INCORPORATION
OF
UNIVERSITY TWIN HOMES INC., A FLORIDA CORPORATION**

**ARTICLE I
NAME**

The name of the corporation is University Twin Homes, Inc., a Florida corporation.

**ARTICLE II
ADDRESS**

The mailing address and principal office of the corporation is University Twin Homes, Inc.
2043 West Ward Drive, Miami Springs, Florida 33166.

**ARTICLE III
PURPOSE**

The corporation shall be authorized to engage in and transact any and all lawful business within and without the State of Florida or United States for which corporations may be incorporated under Chapter 607, Florida Statutes, as amended and supplemented.

**ARTICLE IV
DURATION**

This corporation shall have a perpetual existence commencing upon filing of the Articles of Incorporation with the Secretary of State.

**ARTICLE V
POWERS**

The corporation shall have all of the powers conferred upon corporations organized pursuant to the provisions of Chapter 607, Florida Statutes, as amended and supplemented.

**ARTICLE VI
CAPITAL STOCK**

This corporation is authorized to issue 500 shares of One Dollar (\$1.00) par value common stock.

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ARTICLE VI
BOARD OF DIRECTORS

This corporation shall have ~~Two~~ (2) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The name and addresses of the initial board of director(s) of the corporation are as follows:

Luis A. Negrón
2043 West Ward Drive
Miami Springs, Florida 33166

Charles B. Brandt
3500 Mystic Pointe Drive #3601
Aventura, Fl 33180

ARTICLE VII
INCORPORATOR

The name and address of the person signing these Articles as Incorporator is:

Elena Diaz
Accountant
601 S.W. 57th Avenue
Suite E
Miami, Fl 33144

ARTICLE IX
INITIAL REGISTERED OFFICE AND AGENT

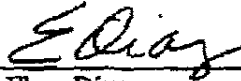
The street address of the initial registered office of this corporation and the name of the initial registered agent of this corporation at that address

Elena Diaz
Accountant
601 S.W. 57th Avenue
Suite E
Miami, Fl 33144

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I HEREBY ACCEPT this appointment of, and designation as, registered agent for service of process within the State of Florida of the proposed corporation named in the Articles of Incorporation hereinabove set forth.

IN WITNESS WHEREOF, as said registered agent, I have caused this Statement to be signed on this 21st day of June 2006.



Elena Diaz
Registered Agent

IN WITNESS WHEREOF, I have made and subscribed these Articles of Incorporation this 21st day of June, 2006.



Elena Diaz, Incorporator

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