

**Electronic Articles of Incorporation
For**

P11000001620
FILED
January 05, 2011
Sec. Of State
jshivers

EXCELL HOMES REALTY, 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:

EXCELL HOMES REALTY, INC.

Article II

The principal place of business address:

10511 SW 88 STREET
C-106
MIAMI, FL. 33176

The mailing address of the corporation is:

10511 SW 88 STREET
C-106
MIAMI, FL. 33176

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS. REAL ESTATE COMPANY.

Article IV

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

100

Article V

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

BARBARA ALONSO
10511 SW 88 STREET
C-1106
MIAMI, FL. 33176

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

Registered Agent Signature: BARBARA ALONSO

Article VI

The name and address of the incorporator is:

BARBARA ALONSO
10511 SW 88 STREET
SUITE C-106
MIAMI, FLORIDA 33176

Electronic Signature of Incorporator: BARBARA ALONSO

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

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

Title: P
JOSE CALLEJAS
10511 SW 88 STREET, SUITE C-106
MIAMI, FL. 33176

Title: VP
JULIO C RAMOS
10511 SW 88 STREET. SUITE C-106
MIAMI, FL. 33176

Article VIII

The effective date for this corporation shall be:

01/05/2011