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FLORIDA DIVISION OF CORPORATIONS

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076103002011

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CONTACT: CHRISTINA DE HOWARTZ  
PHONE: (305)577-4166  
(305)373-6036

FAX #:

NAME: VANTAGE BUILDERS, INC.

AUDIT NUMBER.....H96000014065

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..1

PAGES..... 5

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**ARTICLES OF INCORPORATION  
OF  
VANTAGE BUILDERS, INC.**

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The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

**ARTICLE I - Name**

The name of the corporation is Vantage Builders, Inc. (the "Corporation").

**ARTICLE II - Purpose**

The Corporation is organized for the purposes of transacting any or all lawful business for which corporations may be organized under the laws of the United States and the laws of the State of Florida or any other state, country, territory or nation.

**ARTICLE III - Capital Stock**

The Corporation is authorized to issue 1,000 shares of common stock, par value \$1.00 per share. The Board of Directors may authorize the issuance of such stock to such persons upon such terms and for such consideration in cash, property or services as the Board of Directors may determine and as may be allowed by law. The just valuation of such property or services shall be fixed by the Board of Directors. All such stock when issued shall be fully paid and exempt from assessment.

This Document Prepared By:  
Leon J. Wolfe, Esq. #327247  
Bernan Wolfe & Bennett, P.A.  
100 S.W. 2nd Street, Suite 3500  
Miami, FL 33131

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(305) 577-4166

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**ARTICLE IV - Registered Office and Agent**

The name of the initial registered agent of the Corporation and the street address of the initial registered office of the Corporation is:

Berman Wolfe & Rennert, P.A.  
100 Southeast Second Street, 35th Floor  
Miami, Florida 33131-2130  
Attention: Leon J. Wolfe, Esq.

**ARTICLE V - Corporate Mailing Address**

The principal office and mailing address of the Corporation is:

2121 Ponce de Leon, Suite 650  
Coral Gables, FL 33134

**ARTICLE VI - Incorporator**

The name and street address of the incorporator of the Corporation are as follows:

Berman Wolfe & Rennert, P.A.  
100 Southeast Second Street, 35th Floor  
Miami, Florida 33131-2130  
Attention: Leon J. Wolfe, Esq.

**ARTICLE VII - Directors**

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. The Corporation shall have two directors, initially. The names and addresses of the initial members of the Board of Directors are:

Stuart I. Meyers  
2121 Ponce de Leon, Suite 650  
Coral Gables, FL 33134

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Jorge Lopez  
2121 Ponce de Leon, Suite 650  
Coral Gables, FL 33134

#### **ARTICLE VIII - Powers**

The Corporation shall have all of the corporate powers enumerated under Florida law.

#### **ARTICLE IX - Director-Conflicts of Interest**

No contract or other transaction between the Corporation and one or more of its directors, or between the Corporation and any other corporation, firm, association or other entity in which one or more of its directors are directors or officers, or are financially interested, shall be either void or voidable because of such relationship or interest, because such director or directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or because his or her votes are counted for such purpose, if:

(a) The fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors; or

(b) The fact of such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve, or ratify such contract or transaction by vote or written consent; or

(c) The contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board of Directors, committee, or the shareholders.

A director of the Corporation may transact business, borrow, lend, or otherwise deal or contract with the Corporation to the full extent permitted under, and subject only to the limitations and provisions of, the laws of the State of Florida and the laws of the United States.

Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction, and the presence or vote of common or interested directors may be counted for purposes of determining whether the transaction is approved under provisions of Florida law other than those relating to director conflicts of interest.

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**ARTICLE X - No Anti-Takeover Law Governance**

The Corporation shall not be governed by Sections 607.0901 or 607.0902 of the Florida Business Corporation Act or any laws related thereto.

**ARTICLE XI - Indemnification**

The Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent permitted by law in existence either now or hereafter.

**ARTICLE XII - Fiscal Year**

The fiscal year of this Corporation shall be the calendar year, unless otherwise established by the Board of Directors.

**ARTICLE XIII - Duration**

The duration of the Corporation is perpetual, unless sooner liquidated or dissolved in accordance with law.

The undersigned has executed these Articles of Incorporation this 7th day of October, 1996.

BERMAN WOLFE & RENNERT, P.A.

By: 

Leon J. Wolfe, Incorporator

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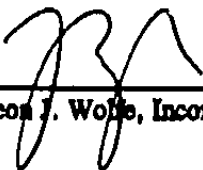
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**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for Vantage Builders, Inc. at the place designated in the Articles of Incorporation, the undersigned, a Florida corporation having a business office identical with the registered office of the Corporation named above, agrees to act in this capacity, and is familiar with and accepts the obligations of the position of registered agent under the provisions of Section 607.0505, Florida Statutes.

Dated this 7th day of October, 1996.

**BERMAN WOLFE & RENNERT, P.A.**

By:   
Leon J. Wolfe, Incorporator

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TALLAHASSEE, FLORIDA

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