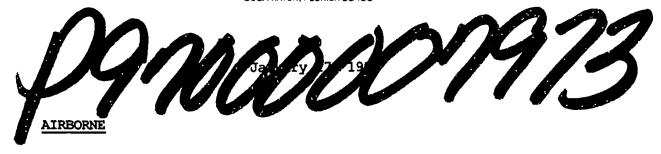
LAW OFFICES OF

JOEL REINSTEIN

JOEL REINSTEIN

THE PLAZA • SUITE BO: 5355 TOWN CENTER ROAD BOCA RATON, FLORIDA 33486

TELEPHONE (561) 391-4900 FACSIMILE (561) 393-1909



Department of State Division of Corporations 409 East Gaines Street Tallahassee, FL 32399

Re: Delcourt Homes, Inc.

800002063928--4 -01/22/97--01039--013 ****122.50 *****122.50

Dear Sir or Madam:

Enclosed for filing are the Articles of Incorporation for the above-referenced corporation, together with our check in the amount of \$122.50, representing your filing fee. Please return a filed copy in the self-addressed stamped envelope.

Thank you for your cooperation in this matter.

Sincerely,

Joel Reinstein

JR/wsm Enclosures-check cc: Mr. Mark S. Spirtis

StateInc.ltr

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ARTICLES OF INCORPORATION

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DELCOURT HOMES, INC.	SECRE TALLAH	97 JAN	
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ARTICLE I	SEE SY 0	729	1.25.5 1
The name of the corporation is DELCOURT HO		i Nes	र्यक्रमञ्जूष्ट री से हैं
einafter called the "Corporation").	RA		WING.
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ARTICLE II

(hereinafter called

The address of the principal office and the mailing address of the Corporation is 3900 Bonaventure Boulevard, Fort Lauderdale, Florida 33332.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

Number of Shares	Par Value	Class of
Authorized	Per Share	Stock
7,500	\$1.00	Common

ARTICLE IV

The street address of the Corporation's initial registered office in the State of Florida is 3900 Bonaventure Boulevard, Fort Lauderdale, Florida 33332, County of Broward, and the name of its initial registered agent at such office is Mark S. Spirtis.

ARTICLE V

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's bylaws. The number of directors constituting the initial Board of Directors is one (1), and the name and address of the member of the initial Board of Directors, who is to serve as the Corporation's director until his successors are duly elected and qualified are:

Mark S. Spirtis 3507 Derby Lane Fort Lauderdale, Florida 33331

ARTICLE VI

The name of the Incorporator is Mark S. Spirtis and the address of the Incorporator is 3507 Derby Lane, Fort Lauderdale, Florida 33331.

ARTICLE VII

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

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has/ signed these Articles of Incorporation this 16 day of December 16 1995

MARK S. SPIRTIS

STATE OF FLORIDA

COUNTY OF PALMATIA

BEFORE ME, the undersigned authority, personally appeared MARK S. SPIRTIS who is personally known to me and who did not take an oath.

88:

WITNESS my hand and official seal in the State and County aforesaid, this /6 day of December, 1996.

My commission Expires:

JOEL REINSTEIN MY COMMISSION # CC307817 EXPIRES September 6, 1907 BOHDED THRU TROY FAM INSURANCE, INC.

JUEZ REINSTEIN

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of MELCOURT HOMES, INC. hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes Section 607.0505.

MARK S. SPIRTIS Registered Agent

DATED: 1/16/97 , 1996

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SECRETARY OF STATE