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LAW OFFICES OF
DANIEL J. GRIECO

9089 BELCHER ROAD
PINELLAS PARK, FL 33782
(813) 548-4545 Phone
(813) 548-0760 Fax

19139 GULF BOULEVARD
INDIAN SHORES, FL 33785
(813) 596-4329 Phone

REPLY TO: PINELLAS PARK

June 18, 1998

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-06/22/98--01093--005
****122.00 ****122.00

Florida Division of Corporations
409 East Gaines Street
Tallahassee, FL 32301

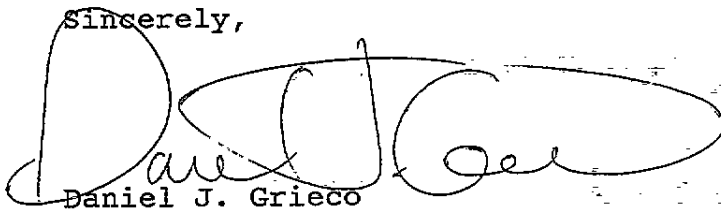
Re: Articles of Incorporation for
Tradition Homes, Inc.

Dear Sirs:

Please file the enclosed Articles of Incorporation and return a certified copy to my Belcher Road office in the enclosed self-addressed stamped envelope. I have enclosed a check in the amount of \$122.50 to cover your filing fee as well as the fee for the certified copy.

Thank you for your cooperation.

Sincerely,


Daniel J. Grieco

DJG:sh
Enc.

DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

98 JUN 22 AM 8:19

FILED

6-24-98
MM

ARTICLES OF INCORPORATION
OF
TRADITION HOMES, INC.

FILED
98 JUN 22 AM 8:19
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

WE, the undersigned, hereby establish ourselves as sole subscribers of the above corporation under the laws of the State of Florida, by and under the provisions of the statutes of the State providing for the formation, liability, rights, privileges and immunities of a Corporation for profit.

ARTICLE I.

The name of this Corporation is TRADITION HOMES, INC., (Hereinafter referred to as the "Corporation").

ARTICLE II.

The general nature of the business and objects and purposes proposed to be transacted, promoted, or carried on are to do any and all of the things hereinafter mentioned, as fully and to the same extent as natural persons might or could do.

a. Generally, for the development, construction and sale of real estate, as well as commerical and residential improvements.

b. To tender notes and mortgages secured by assets obtained by the Corporation and to deal with the sale and purchase of properties, both real and personal, or any interest therein.

c. To operate, control, manufacture, purchase, acquire, dispose of, invest, trade, deal in or with goods, wares,

merchandise, and any other personal property of every class or description whatsoever.

d. To buy, sell, manufacture, repair, alter and exchange, let or hire, export and deal in all kinds of articles and things which may be required for the purpose of any of the businesses described herein.

e. To acquire, hold, own, dispose of, and generally deal in grants, concessions, franchises, and contracts of every kind; to cause to be formed, to promote, and to aid in any way in the formation of any corporation, domestic or foreign.

f. To borrow money and contract debts when necessary for the transaction of its business or for the exercise of its corporate rights, privileges or franchises, or for any other lawful purpose of its incorporation; to issue bonds, notes, bills of exchange, debentures and other obligations and evidences of indebtedness payable at a specified time or times, or upon a specified event or events, secured or unsecured.

g. To acquire by purchase, subscription or otherwise, and to hold for investment, and to own, hold, sell, vote and handle shares of stock in other corporations.

h. To have one or more offices, conduct its business and promote its objects within and without the State of Florida, in other states, the District of Columbia, the territories, possessions and dependencies of the United States and in foreign countries without restriction as to place or amount.

i. The foregoing paragraphs shall be construed as enumerating both objects and powers of this Corporation; and it is

hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of this Corporation.

ARTICLE III.

The amount of the total authorized capital stock of this Corporation shall be Five Hundred (500) shares of stock with a par value of \$1.00, to be distributed in accordance with Article IX herein.

The whole or any part of the Corporation shall be payable in lawful money of the United States of America, property, labor, or services at a just evaluation to be fixed by the directors. Property or labor may also be purchased with capital stock at such evaluation as shall be fixed by the Directors.

ARTICLE IV.

The amount of capital stock with which the Corporation shall begin business shall be Five Hundred (500) shares, par value of \$1.00.

ARTICLE V.

The corporation shall have perpetual existence.

ARTICLE VI.

The principal place of business of said Corporation is to be located at 12350 South Belcher Road, Largo, FL 33773, with the privilege, however, of having branch offices or places of business at any place or places within or without the State of Florida or in foreign countries.

ARTICLE VII.

The affairs of the Corporation shall be conducted by a Board of not less than two Directors.

ARTICLE VIII.

The name and post office address of the First Board of Directors of the Corporation who, subject to the provisions of this Certificate of Incorporation and the By-Laws and General Corporation Law of the State of Florida, shall hold office for the first year of the Corporation's existence, or until his or her successor is elected and qualified is as follows:

Larry Crowley	1415 Corey Way South South Pasadena, FL 33707
Christopher Lee Sorenson	7327 3rd Avenue South St. Petersburg, FL 33707
Fred J. Sorenson	8101 - 137th Street North Seminole, FL 33646

ARTICLE IX.

The name and post office address of each subscriber to these Articles of Incorporation are as follows:

Larry Crowley	1415 Corey Way South South Pasadena, FL 33707
Christopher Lee Sorenson	7327 3rd Avenue South St. Petersburg, FL 33707
Fred J. Sorenson	8101 - 137th Street North Seminole, FL 33646

ARTICLE X.

The original issuance of stock is as follows:

125 shares	Larry Crowley
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250 shares

Christopher Lee Sorenson

125 shares

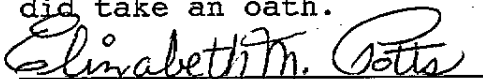
Fred J. Sorenson

IN WITNESS WHEREOF, the undersigned have made and subscribed this Certificate of Incorporation at Pinellas Park, State of Florida, for the uses and purposes aforementioned this 15th day of June, 1998.


LARRY CROWLEY

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of June, 1998, by LARRY CROWLEY, who is personally known to me or who has produced N/A as identification and who did take an oath.

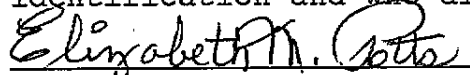

NOTARY PUBLIC
My commission expires:

ELIZABETH M. POTTS
Notary Public, State Of Florida At Large
My Commission Expires June 4, 2000
Commission Number CC 558172



CHRISTOPHER LEE SORENSON

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of June, 1998, by CHRISTOPHER LEE SORENSON, who is personally known to me or who has produced N/A as identification and who did take an oath.

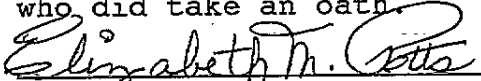

NOTARY PUBLIC
My commission expires:

ELIZABETH M. POTTS
Notary Public, State Of Florida At Large
My Commission Expires June 4, 2000
Commission Number CC 558172


FRED J. SORENSON

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th
day of June, 1998, by FRED J. SORENSON, who is personally known to
me or who has produced N/A as identification and
who did take an oath.


NOTARY PUBLIC
My commission expires:

ELIZABETH M. POTTS
Notary Public, State Of Florida At Large
My Commission Expires June 4, 2000
Commission Number CC 558172

DESIGNATION OF RESIDENT AGENT

This shall serve as notice that the undersigned, Christopher
Lee Sorenson, whose registered address is 12350 South Belcher Road,
#13A, Largo, Florida 33773, shall accept service of process for
the above named Corporation, their address being 12350 South
Belcher Road, Largo, Florida 33773.


CHRISTOPHER LEE SORENSON

DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

98 JUN 22 AM 8:19

FILED