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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

FLORIDA PROFIT CORPORATION OR P.A.

SUN FLORIDA BUILDERS, INC.

Certificate of Status	0
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF

SUN FLORIDA BUILDERS, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms the corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

SUN FLORIDA BUILDERS, INC.

The principal place of business of this corporation shall be:

5600 S.W. 135 TH AVENUE, SUITE 216 - C

MIAMI, FLORIDA 33183

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having \$1.00 per value per share, all of one class.

Prepared by:
Magda Montiel Davis, P.A.
2650 S.W. 27 Avenue, Ste. 304
Miami, Florida 33133
Attorney State License # 236901
(305) 446-1151

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H99000030709**ARTICLE IV. ADDRESS**

The street address of the initial registered office of the corporation shall be 5600 S.W. 135 AVENUE SUITE 216 - C MIAMI, FLORIDA 33183 and the name of the initial registered agent of the corporation at that address is : GABRIEL FRANCO.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. PREEMPTIVE RIGHTS

Every shareholder upon the sale for cash of any new stock of this corporation of the same kind, class, or series as that which he already holds, shall have the right to purchase his/her pro rata share thereof at the price at which it is offered to others.

ARTICLES VII. DIRECTORS

This corporation shall have a board of directors consisting of no less than one director. The initial Board of Directors shall be:

GABRIEL FRANCO, PRESIDENT

VII. INCORPORATOR

The name and street address of the Incorporator of this corporation is: GABRIEL FRANCO
5600 S.W. 135 AVENUE, SUITE 216 -C MIAMI, FLORIDA 33183.

ARTICLE IX. AMENDMENTS

These Article of Incorporation may be amended in the manner provided by law.

ARTICLE X. MANAGEMENT BY SHAREHOLDERS

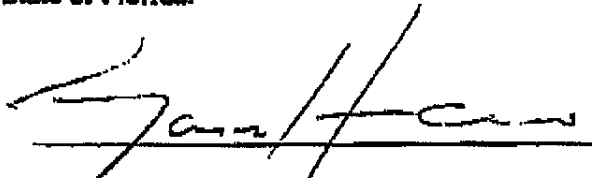
All corporate powers shall be exercised by or under the authority of and the business and affairs of this corporation shall be managed under the direction of the shareholders of this corporation. The power to adopt By-Laws is reserved to the shareholders and may take the form of

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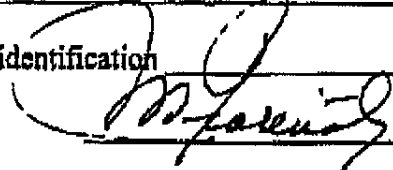
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a shareholder agreement.

IN WITNESS WHEREOF, We, the undersigned subscribers have hereunto set our hands and seals this 2nd day of December 1999 for the purpose of forming this Corporation under the laws of the State of Florida.


GABRIEL FRANCO, PRESIDENT

STATE OF FLORIDA)
 : SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 2 day of December 1999 by Gabriel Franco who is personally known to me or have presented an identification  and who did take an oath.

Notary Public, State of Florida

My Commission Expires:



MARTA FARINAS
COMMISSION # CC774584
EXPIRES NOV 14, 2002
BONDED THROUGH
ADVANTAGE NOTARY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT

The undersigned, designated registered agent in the foregoing Articles of Incorporation hereby accepts such appointment as registered agent, and states that he is familiar with and accepts the obligations provided for in Florida Statutes 607.0501.

IN WITNESS WHEREOF I have hereby set my hand and seal

this 2nd day of December, 1999


GABRIEL FRANCO
REGISTERED AGENT

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