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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

99 FEB 17 AM 8:55
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

BYRON PROPERTIES, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

BM 2/18/99

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**ARTICLES OF INCORPORATION
OF
BYRON PROPERTIES, INC.**

ARTICLE I. CORPORATE NAME

The name of this Corporation shall be
BYRON PROPERTIES, INC.

ARTICLE II. PRINCIPAL PLACE OF BUSINESS

The principal place of the business of the corporation shall be:
6035 DUVAL STREET
HOLLYWOOD, FLORIDA 33024

ARTICLE III. NATURE OF CORPORATE BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

ARTICLE IV. CAPITAL STOCK

This Corporation is authorized to issue a maximum of One Thousand (1000) shares of stock. The shares of stock authorized shall be common stock having a par value of One Dollar (1.00) per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE V. INITIAL REGISTERED AGENT AND OFFICER

The Corporation's initial Registered Agent and Registered Officer in the State of Florida shall be:
Michael V. Adario
5060 SW 119th Avenue
Cooper City, FL 33330

ARTICLE VI. BOARD OF DIRECTORS

The number of Board of Directors may be altered from time to time by By-Laws adopted by the stockholders. However, the Corporation shall have no less than one (1) director at any time.

ARTICLE VII. INITIAL DIRECTORS

The name and post office address of each member of the initial Board of Directors are:
Michael V. Adario Randi Adario
5060 S.W. 119th Avenue 5060 S.W. 119th Avenue
Cooper City, Florida 33330 Cooper City, Florida 33330

Prepared by:
Thomas G. Lee, Esquire
11955 West Dixie Highway, Miami, Florida 33161
Phone No. 305-893-6600
Florida Bar No. 500992

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ARTICLE VIII. PRE-EMPTIVE RIGHTS


Every shareholder, upon the issuance or sale of either new or treasury stock for cash, property, services, in payment of corporate debts or otherwise, shall have the right to purchase his or her proportionate share thereof.

ARTICLE IX. INCORPORATOR

The name and post office address of the incorporator executing these Articles of Incorporation are as follows:

Michael V. Adario
5060 SW 119th Avenue
Cooper City, FL 33330

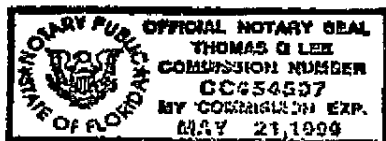
THE UNDERSIGNED INCORPORATOR, for the purpose of forming a Corporation to do business in the State of Florida, do make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true.


Michael V. Adario

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)


BEFORE ME, the undersigned, a Notary Public, duly authorized in the state and county named above to take acknowledgments, personally appeared Michael V. Adario to me known to be the person described as the Incorporator in the foregoing Articles of Incorporation, and he acknowledged to me that he executed said Articles of Incorporation.

WITNESS my hand and official seal at Broward County, State of Florida, on this 11 day of February, 1999.




NOTARY PUBLIC

The undersigned hereby accepts the foregoing designation as initial Registered Agent and agrees to comply with the provisions of law applicable to said designation.


Michael V. Adario

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