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Account Name : ROYAL PALM PROPERTY MANAGEMENT, INC.
Account Number : I20030000010
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FLORIDA PROFIT CORPORATION OR P.A.

Royal Palm Biscayne Holdings, Inc.

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**ROYAL PALM BISCAZYNE HOLDINGS, INC.
ARTICLES OF INCORPORATION**

The undersigned Incorporator hereby submits these Articles of Incorporation (these "Articles") to the Florida Department of State, Division of Corporations, pursuant to Sections 607.0202 and 607.0203, FLA. STAT. (2003), for the purpose of forming a Florida business corporation pursuant to the Florida Business Corporation Act (the "Corporation").

**Article I
NAME**

The name of the Corporation shall be "Royal Palm Biscayne Holdings, Inc."

**Article II
PRINCIPAL PLACE OF BUSINESS**

The Corporation's initial principal place of business and mailing address shall be located at 1499 West Palmetto Park Road, Suite 200, Boca Raton, Florida 33486-3321. The Corporation may change its principal place of business or mailing address, from time to time, by filing its new principal place of business or new mailing address with the Florida Department of State, Division of Corporations.

**Article III
REGISTERED OFFICE & REGISTERED AGENT**

The Corporation's initial registered office shall be located at 1499 West Palmetto Park Road, Suite 200, Boca Raton, Florida 33486-3321, and the name of its initial registered agent at such address shall be Daniel Kodsi. The Corporation may change its registered office and registered agent, from time to time, by filing the address of the new registered office and the name of the new registered agent with the Florida Department of State, Division of Corporations.

**Article IV
POWERS OF CORPORATION**

The Corporation shall have all of the common-law and statutory powers of a business corporation organized under the laws of the State of Florida, including, but not limited to, those powers set forth in Section 607.0302, FLA. STAT. (2003), except as otherwise limited by the Bylaws.

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Article V
ORGANIZATION OF CORPORATION

The Corporation shall be organized pursuant to written Bylaws that shall enumerate the powers and duties of the Directors and Officers, the rights and obligations of the Shareholders, and the fundamental procedures for the conduct of the business and affairs of the Corporation. The Bylaws shall be adopted by the Board of Directors of the Corporation prior to the commencement of the Corporation's activities.

Article VI
SHARES OF STOCK OF CORPORATION

The Corporation is hereby authorized to issue up to one thousand (1,000) shares of common stock, which shares shall be evidenced by one or more certificates issued to each Shareholder. No one may transfer or assign any interest in any share of the Corporation without the express written consent of the Board of Directors of the Corporation, which consent may be withheld in the absolute discretion of the Directors.

Article VII
AUTHORITY OF BOARD OF DIRECTORS

The business and affairs of the Corporation shall be governed by a Board of Directors consisting of no fewer than three (3) and no more than five (5) persons, appointed or elected in accordance with the procedures set forth in the Bylaws (collectively, the "Directors"). The number of Directors may be changed, from time to time, in accordance with the Bylaws. The initial Directors shall be the following three (3) persons:

Daniel Kodsi
1499 West Palmetto Park Road, Suite 200
Boca Raton, FL 33486-3321

Steven M. Goldfarb
1499 West Palmetto Park Road, Suite 200
Boca Raton, FL 33486-3321

David M. Temkin
1499 West Palmetto Park Road, Suite 200
Boca Raton, FL 33486-3321

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Each of the three named persons has consented to be an initial Director. Each Director shall hold office for the term to which he or she is elected or appointed and until such Director's successor has been elected or appointed and qualified in accordance with the procedures set forth in the Bylaws, or until such Director's earlier resignation, removal from office, or death.

**Article VIII
AUTHORITY OF OFFICERS**

The day-to-day operation of the Corporation shall be vested in four (4) executive officers, namely, the President, the Vice President, the Secretary, and the Treasurer, who shall be elected by the Directors of the Corporation in accordance with the Bylaws (collectively, the "Officers"). The President, in his sole discretion, may appoint such additional assistant secretaries and assistant treasurers as he deems to be necessary for the efficient operation of the Corporation and the execution of the powers vested in the Officers (collectively, the "Assistant Officers"). The Officers shall have the specific powers and authority to take such actions as may be enumerated in the Bylaws or as may be authorized in writing from time to time by the Directors. Upon receipt of a written request by an interested third party, the Secretary of the Corporation may issue a certificate stating the names of the current Officers of the Corporation as evidence of their authority to conduct the business and affairs of the Corporation and to enter into particular transactions on behalf of the Corporation.

**Article IX
INDEMNIFICATION OF DIRECTORS, OFFICERS & COMMITTEE MEMBERS**

To the fullest extent permitted by the law of the State of Florida, the Corporation shall indemnify any Director, former Director, Officer, former Officer, member or former member of a duly appointed committee, against liability arising from any acts or omissions that occurred in the performance of their duties, provided that any such act or omission does not constitute gross negligence, reckless disregard for the safety of others, or a willful violation of applicable law. If the Corporation amends or repeals this Article, the Corporation shall continue to indemnify the identified persons against any liability arising from acts or omissions that occurred prior to such amendment or repeal.

**Article X
TERM OF EXISTENCE**

The existence of the Corporation shall commence at the time of the filing of these Articles with the Florida Department of State, Division of Corporations, and the Corporation shall have perpetual existence thereafter or until such time as the Corporation may be dissolved pursuant to the Bylaws and Section 607.1401 or Section 607.1402, FLA. STAT. (2003).

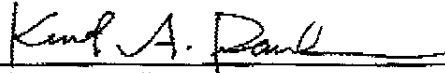
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IN WITNESS WHEREOF, the undersigned Incorporator, acting as the authorized representative of the initial Directors, has executed these Articles and has filed them with the Florida Department of State, Division of Corporations, on this Twenty-Fifth day of November, 2003.

INCORPORATOR:



Kurt A. Raulin
1499 West Palmetto Park Road, Suite 200
Boca Raton, FL 33486-3321
(561) 347-6844, extension 12

[Signatures continue on the following page of these Articles.]

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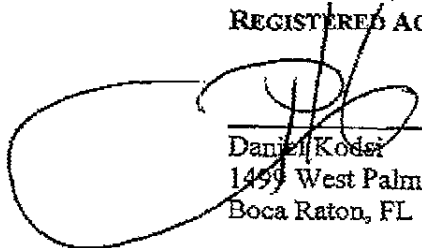
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[Signatures continued from the preceding page of these Articles.]

REGISTERED AGENT'S ACCEPTANCE OF APPOINTMENT

Having been named as the Corporation's initial registered agent pursuant to Article III of the Articles of Incorporation to accept service of process on behalf of the Corporation at the registered address identified therein and confirmed below, I hereby execute this certificate as evidence of my acceptance of the Corporation's appointment of me as its registered agent pursuant to Sections 607.0501 and 607.505, FLA. STAT. (2003). I agree to comply with the requirements of all provisions of the Florida Statutes relating to the proper and complete performance of my duties as registered agent, and I acknowledge that I am familiar with and hereby accept the obligations of my position as registered agent as provided in Chapter 607, FLA. STAT. (2003).

REGISTERED AGENT:


Daniel Kodesi
1499 West Palmetto Park Road, Suite 200
Boca Raton, FL 33486-3321

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