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FLORIDA PROFIT CORPORATION OR P.A.**Royal Palms of Hollywood Inc.**

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 20, 2004

CORPORATE CREATIONS INTERNATIONAL INC.

SUBJECT: ROYAL PALM APARTMENTS INC.
REF: WD4000027583

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Royal Palms of Hollywood Inc.

Article II. Address

The Corporation's mailing address is:
Royal Palms of Hollywood Inc.
2122 Adams Street
Hollywood FL 33020

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Robert Flavell
232 Andalusia Avenue
Suite 370
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Elvis Ramon
Sandra M. Ramon

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Robert Flavell, Esq. | FL Bar Member 909203
Montoya & Flavell PL
232 Andalusia Avenue
Suite 370
Coral Gables FL 33134
305-445-9292

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Robert Flavell, Esq.
232 Andalusia Avenue
Suite 370
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on July 19, 2004.

The undersigned incorporator executed these Articles of Incorporation on July 20, 2004.



ROBERT FLAVELL, ESQ.
by D. Stoutt as attorney-in-fact

Robert Flavell, Esq. | FL Bar Member 909203
Montoya & Flavell PL
232 Andalusia Avenue
Suite 370
Coral Gables FL 33134
305-445-9292

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**


CORPORATION:

Royal Palms of Hollywood Inc.

REGISTERED AGENT/OFFICE:

Robert Flavell
232 Andalusia Avenue
Suite 370
Coral Gables FL 33134

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



ROBERT FLAVELL
by D. Stoutt as attorney-in-fact

Date: July 20, 2004

Robert Flavell, Esq. | FL Bar Member 909203
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