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954-563-1269 TRIPLE CHECK

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TRIPLE CHECK
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ROYALE MANAGEMENT SERVICES, INC.
2319 N. Andrews Avenue • Fort Lauderdale, FL 33311
Sanctuary Centre, 4800 N. Federal Hwy., Suite 307-D • Boca Raton, FL 33431
(954) 563-1269 • FAX (954) 563-2153 • (561) 361-0012

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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (904) 922-4001

FROM: ROYALE MANAGEMENT SERVICES, INC.

ACCT#: 075136002300

CONTACT: STEVEN WEIL

PHONE: (305) 563-1269

FAX #: (305) 563-2153

NAME: SEVEN STARS AT BISCAYNE, INC.

AUDIT NUMBER.....H97000005969

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 4

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1.0 4/11/97

April 7, 1997

Secretary of State
Corporate Division
State of Florida
Tallahassee, FL 32304

RE: SEVEN STARS AT BISCAYNE, INC

TO WHOM IT MAY CONCERN:

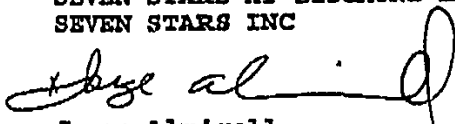
Seven Stars at Biscayne, Inc is a related entity to Seven Stars, Inc, a Florida Corporation.

All shareholders in both entities are identical and they represent separate business entities being operated in a brother/sister relationship.

Should you have any questions, please call our accountant, Steve Weil at 1-800-382-1040 who is filing these documents on our behalf.

Sincerely,

SEVEN STARS AT BISCAYNE INC
SEVEN STARS INC

A handwritten signature in dark ink, appearing to read "Jorge Almirall", is written over the typed name and title.

Jorge Almirall
President

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SECRET
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
SEVEN STARS AT BISCAYNE, INC

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

ARTICLE I - NAME

The name of the corporation shall be SEVEN STARS AT BISCAYNE, INC

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 600 shares of common stock having a par value \$1.00 per share.

ARTICLE IV - ADDRESS

The street address of the initial registered office of the corporation shall be, 1540 URBINO AVENUE, CORAL GABLES, Florida, 33146 the name of the initial registered agent of the corporation at that address is ROMAN J. LAVINA. The initial mailing address for the corporation shall be SEVEN STARS AT BISCAYNE, INC, 1635 SW 84TH AVENUE, MIAMI, Florida, 33155.

ARTICLE V - TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI - OFFICERS AND DIRECTORS

This corporation shall have three officers and six directors, initially. The name and street address of the initial officers and directors who shall hold office for the first year of the corporation, or until successors are elected or appointed are:


JORGE ALMIRALL	President	1635 SW 84 AVENUE
	Dir.	MIAMI, FL
		33155
ROMAN J. LAVINA	Treasurer	1540 URBINO AVENUE
	Secretary	CORAL GABLES, FL
	Dir.	33146
ISIDRO ALMIRALL	C.F.O.	10240 SW 120TH STREET
	Dir.	MIAMI, FL
		33176
ROGER RAND	Chairman	6321 NW 37TH AVENUE
	Dir.	MIAMI, FL
		33147
JOSE ALMIRALL	Dir.	400 93RD STREET
		SURFSIDE, FL
		33154
ALLEN STEINBERG	Dir.	46 SHORE PARK ROAD
		GREAT NECK, NY
		11023

ARTICLE VII - SUBSCRIBER

The name and street address of the subscriber to these Articles of Incorporation is:

ROMAN J. LAVINA 1540 URBINO AVENUE
CORAL GABLES, FL 33146

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 7TH day of APRIL, 1997

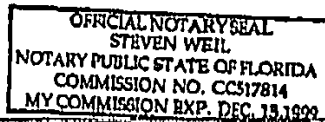
X  (SEAL)
ROMAN J. LAVINA

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7TH day of APRIL 1997, by, ROMAN J. LAVINA


Notary Public, State of Florida at Large

My Commission expires: _____



Submitted by Royale Management Services, Inc.
2319 N Andrews Avenue, Fort Lauderdale, FL 33311
(954) 563-1269

CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT

OF

SEVEN STARS AT BISCAYNE, INC

Pursuant to Florida Statutes Sections 48.091 and 607.034, the following is submitted:

The above corporation, desiring to organize under the laws of the state of Florida with its registered office as indicated in the Articles of Incorporation at 1540 URBINO AVENUE, CORAL GABLES, Florida 33146 has named ROMAN J. LAVINA located at the aforesaid address, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of Florida Law in keeping open said office.



(registered agent)

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97 APR 11 PM 12:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Submitted by Royale Management Services, Inc.
2319 N Andrews Avenue, Fort Lauderdale, FL 33311
(954) 563-1269