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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
PHONE: (305)541-3694

ACCT#: 072450003255

FAX #: (305)541-3770

NAME: ROYAL OKAS ESTATES, INC.

AUDIT NUMBER.....H97000013130

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

CERT. OF STATUS..0

PAGES..... 4

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 11, 1997

EMPIRE

SUBJECT: ROYAL OAKS ESTATES, INC.
REF: W97000018513

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

THE CONFLICT IS "ROYAL OAK ESTATES, INC."

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6919.

Beth Register
Corporate Specialist Supervisor

FAX Aud. #: H97000013130
Letter Number: 397A00040664

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ARTICLES OF INCORPORATION OF
THE ESTATES AT ROYAL OAKS, INC.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME AND ADDRESS

The name of this corporation is THE ESTATES AT ROYAL OAKS, INC.,
located at 7600 West 20 Avenue, Suite 220, Hialeah, Florida 33016.

ARTICLE II - DURATION

The corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose of this corporation is to engage in any activities or
business permitted under the laws of the United States of America
and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this corporation is authorized
to have outstanding at any time is One Thousand shares of common
stock having a par value of \$1.00 per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation shall be
7600 West 20 Avenue, Suite 220, Hialeah, Florida 33016 and the

Cesar Mestre, Jr.
Florida Bar No. 814687
7600 W. 20th Ave. #220
Hialeah, FL 33016
(305) 821-5450

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initial registered agent of this corporation at such office shall be CEASAR MESTRE, JR., who upon accepting this designation agrees to comply with the provisions of Section 48.091, Florida Statutes as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of four members. The number of directors may be increased or decreased from time to time by vote of the stockholders, but in no case shall the number of directors be less than one nor more than four. The name of the director constituting the initial Board of Directors is:

<u>Name</u>	<u>Address</u>
CEASAR MESTRE, JR.,	7600 West 20 Avenue, #221 Hialeah, Florida 33016
JOHN M. RODRIGUEZ	7600 West 20 Avenue, #221 Hialeah, Florida 33016
HOMERO CRUZ	2302 W. 79th Street Hialeah, Florida 33016
ARMANDO CARCACHE	2302 W. 79th Street Hialeah, Florida 33016

ARTICLE VII - INCORPORATOR

The name and street address of the person signing these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
CEASAR MESTRE, JR.	7600 West 20 Avenue, #221, Hialeah, Florida 33016

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CESAR MESTRE, JR., Incorporator

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97 AUG 12 AM 9:39
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

COUNTY OF DADE)

The foregoing Articles of Incorporation of THE ESTATES AT ROYAL OAKS, INC. were acknowledged before me this 11 day of August, 1997 by CESAR MESTRE, JR., as Incorporator.

Personally Known


Notary Public

My commission expires:



JOHN M. RODRIGUEZ
COMMISSION # CC 501228
EXPIRES OCT 11, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for THE ESTATES AT ROYAL OAKS, INC., at the place designated in the Articles of Incorporation, CESAR MESTRE, JR., agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091 relative to keeping open such office.

Date: 8-11-97


Registered Agent

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