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FROM: ACE INDUSTRIES, INC.
CONTACT: PAM FRIEDMAN
PHONE: (305)358-2571

ACCT#: 070744001530

FAX #: (305)358-7832

NAME: DORAL AT SAGA, INC.
AUDIT NUMBER.....H98000000091
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
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ARTICLES OF INCORPORATION

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Article 1: Name of Corporation DORAL AT SAGA, INC.
Address of Corporation 12203 SOUTHWEST 82nd AVENUE
MIAMI, FLORIDA 33156

Article 2: CAPITAL STOCK: The number of shares which the corporation has authorized to be outstanding at any one time is 50, with a par value of \$100.00. (PAR VALUE IS NOT REQUIRED).

Article 3: REGISTERED AGENT: LLOYD R. PRESTON, JR.
and
REGISTERED OFFICE: 12203 SOUTHWEST 82nd AVENUE
MIAMI, FLORIDA 33156

I am familiar with and hereby accept the duties and responsibilities as Registered Agent for said corporation.

Lloyd R. Preston, Jr. 12/31/97
Signature of Registered Agent Date

Article 4: The BOARD of DIRECTORS are: (Board of Directors is NOT REQUIRED)
First listed is President. Second is Vice-President. Then, Sec/Treasurer.

1. <u>LLOYD R. PRESTON, Jr.</u>	2. <u>MARTIN RODRIGUEZ</u>
<u>12203 SW 82nd AVENUE</u>	<u>16217 SW 77th COURT</u>
<u>MIAMI, FLORIDA 33156</u>	<u>MIAMI, FLORIDA 33157</u>

Article 5: The Name and Address of the INCORPORATOR is:

LLOYD R. PRESTON, Jr.
12203 SOUTHWEST 82nd AVENUE
MIAMI, FLORIDA 33156

In witness whereof, I have subscribed my name

Lloyd R. Preston, Jr.
Signature of Incorporator

LLOYD R. PRESTON, Jr.

H98-91
Prepared by:
Ace Industries, Inc.
54 NW 11th Street
Miami, FL 33136
(305) 358-2571