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ACCOUNT NO. : 072100000032
REFERENCE : 236933 4337904
AUTHORIZATION : *Patricia Pizzuto*
COST LIMIT : \$ 122.5

ORDER DATE : January 27, 1997
ORDER TIME : 9:27 AM
ORDER NO. : 236933-005
CUSTOMER NO: 4337904

EFFECTIVE DATE
1-24-97

400002068874--9

CUSTOMER: Jonathan Feuerman, Esq
THERREL BAISDEN & MEYER WEISS

Suite 500
1111 Lincoln Road
Miami Beach, FL 33139

DOMESTIC FILING

NAME: G & G REALTY INCORPORATED

EFFECTIVE DATE:

XXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis
EXAMINER'S INITIALS:

FILED
97 JAN 27 PM 1:56
TALLAHASSEE, FLORIDA

RECEIVED
96 JAN 27 AM 9:55
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

KR
1-27-97

ARTICLES OF INCORPORATION
OF
G & G REALTY INCORPORATED

EFFECTIVE DATE
1-24-97

FILED
97 JAN 27 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I
Name

The name of the corporation is G & G REALTY INCORPORATED

ARTICLE II
Duration

This corporation shall have a perpetual existence, unless dissolved according to law, commencing on the 24 day of January, 1997.

ARTICLE III
Purpose

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

ARTICLE IV
Capital Stock

This corporation is authorized to issue ONE HUNDRED (100) shares of ONE AND NO/100 DOLLARS (\$1.00) par value common stock, which shall be designated "Common Shares."

ARTICLE V
Principal Office; Initial Registered Office and Agent

The street address of the initial principal office and registered office of this corporation is: 1111 Lincoln Road, Suite 500, Miami Beach, Florida 33139, and the name of the initial registered agent of this corporation at that address is: Jonathan Feuerman, Esq.

ARTICLE VI
Initial Board of Directors

This corporation shall initially have two (2) directors. The number of directors may be increased or decreased from time to time

by the By-laws, but shall never be less than ONE (1). The name and address of the initial directors of this corporation are: Arthur I. Gilbert and Dorothy Ann Leventhal.

ARTICLE VII
Incorporator

The name and address of the person signing these Articles is: Jonathan Feuerman, Esq., 1111 Lincoln Road, Suite 500, Miami Beach, Florida 33139.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 24 day of January, 1997.



JONATHAN FEUERMAN, Subscriber

STATE OF FLORIDA:

SS:

COUNTY OF DADE:

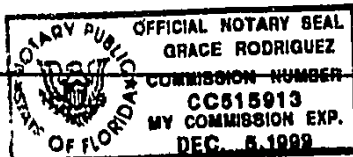
The foregoing instrument was acknowledged before me this 24 day of January, 1997, by JONATHAN FEUERMAN, ESQ., who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida
at Large

Grace Rodriguez
Type/Print/or Stamp Name of Notary

My Commission Expires:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

G & G REALTY INCORPORATED

In pursuance of the Florida Statutes, the following is submitted, in compliance with said Act:

First--that **G & G REALTY INCORPORATED**, desiring to organize under the laws of the State of Florida with its principal office at: c/o Therrel Baisden & Meyer Weiss, 1111 Lincoln Road, Suite 500, Miami Beach, Florida 33139, has named Jonathan Feuerman, Esq., located at 1111 Lincoln Road, Suite 500, Miami Beach, Florida 33139, as its agent to accept service of process within this state.

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 provision of said Act relative to keeping open said office.



JONATHAN FEUERMAN

JF\MISC\G&G-REAL.ART

FILED
97 JAN 27 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA