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The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida, does certify to the following:

ARTICLE I

NAME:

The name of the Limited Liability Company is: MAR Realty Holdings, LLC

ARTICLE II

ADDRESS:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

665 S.W. 8th Street Miami, FL 33130

Same as Principal Office

SAL NO

ARTICLE III

REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE:

The name and the Florida street address of the registered agent is:

Lawrence N. Rosen 21170 N.E. 22nd Court Miami, Florida 33180

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

legistered Agent's Signature

ARTICLES Page 1 of 2

ARTICLE IV

MANAGING MEMBER

The Limited Liability Company is to be managed by its Members.

Lawrence N. Rosen, Authorized Person

(In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)