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(Requestor's Name)

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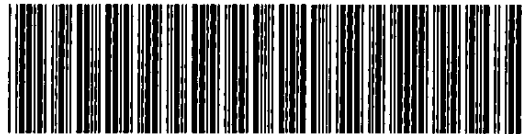
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch OCT. 8, 2007

LAW OFFICES

Camner, Lipsitz and Poller

PROFESSIONAL ASSOCIATION

SUITE 700
550 BILTMORE WAY
CORAL GABLES, FLORIDA 33134
TELEPHONE (305) 442-4994
FAX (305) 442-2389

SUITE 1210
255 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33134
TELEPHONE (305) 461-1100
FAX (305) 461-1106

October 3, 2007

VIA FEDERAL EXPRESS

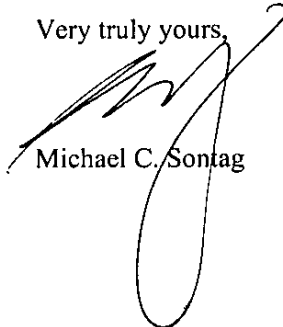
Department Of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

Dear Sir or Madam:

Enclosed please find a signed original and one copy of the Articles of Incorporation for BU Realty Corporation as well as a check in the amount of \$78.75 in payment of the required fees. Please file the original and return the Certificate of Status to me using the enclosed self-addressed, stamped envelope.

Please call me if you have any questions about this filing.

Very truly yours,



Michael C. Sontag

MCS/liz
Enclosures

ARTICLES OF INCORPORATION
OF
BU REALTY CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I: Name. The name of the corporation is **BU Realty Corporation** (the "Corporation").

Article II: Duration. The duration of this Corporation is to be perpetual.

Article III: Purpose. The Corporation may engage in any activity or business permitted under the laws of the State of Florida.

Article IV: Capital Stock. The Corporation is authorized to issue One Hundred (100) shares of stock, no par value.

Article V: Initial Registered Office and Agent. The street address of the initial registered office of the Corporation is 14817 Oak Lane, Miami Lakes, Florida 33016, and the name of the initial registered agent of the Corporation is Robert L. Otero.

Article VI: Principal Office and Mailing Address. The principal office and mailing address of the Corporation is 255 Alhambra Circle, Penthouse, Coral Gables, Florida, 33134.

Article VII: Initial Directors and Officers. The Corporation will initially have four (4) directors who will also serve as officers of the corporation. The number of directors and officers may be adjusted from time to time by the bylaws. The names and addresses of the initial directors and officers are:

Felix Garcia, Chairman, President	255 Alhambra Circle, Penthouse, Coral Gables, FL 33134
Humberto Lopez, Director, SEVP, Chief Financial Officer	255 Alhambra Circle, Penthouse, Coral Gables, FL 33134
Richard Purdy, Director, VP, Secretary	255 Alhambra Circle, Penthouse, Coral Gables, FL 33134
John Glade, Director, VP	255 Alhambra Circle, Penthouse, Coral Gables, FL 33134

Article VIII: Incorporator. The name and address of the person signing these Articles is Felix Garcia, 255 Alhambra Circle, Penthouse, Coral Gables Florida 33134.

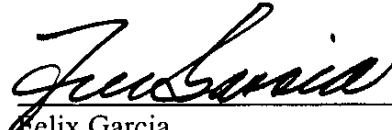
Article IX: Amendment. These Articles of Incorporation may be amended in the manner authorized by law at the time of Amendment.

Article X: Meeting by Conference Telephone. Members of the Board of Directors may participate in meetings of the Board of Directors by means of conference telephone as provided by law.

Article XI: Actions by Directors without a Meeting. The directors of Corporation may take action by written consent, as provided by law.

Article XII: Limitation of Liability. The Corporation shall indemnify and may insure its officers and directors to the fullest extent permitted by law currently in effect or hereinafter enacted.

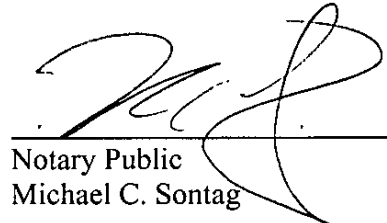
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 24th day of September, 2007.


Felix Garcia
Incorporator

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 24th day of September 2007 by Felix Garcia, who is personally known to me.



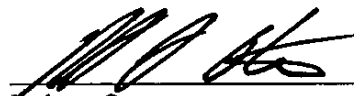

Notary Public
Michael C. Sontag

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

I hereby accept the appointment as the initial registered agent of BU Realty Corporation, as made in the foregoing Articles of Incorporation, and agree to act in such capacity. I further agree to comply with the provision 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 the initial Registered Agent of BU Realty Corporation.

Date:

9/26/07


Robert Otero
Initial Registered Agent