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TALLAHASSEE, FL 32301

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904-222-9171

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CSC networks
PRESTICE HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 07100000032

REFERENCE : 586305 80568A

AUTHORIZATION :

COST LIMIT : 9 PREPAID

ORDER DATE : April 27, 1995

ORDER TIME : 10:29 AM

ORDER NO. : 586305

CUSTOMER NO: 80568A

CUSTOMER: Joseph M. Wehby
JOSEPH H. WEHBY, ESQ

Suite 204
9370 West Flagler Street
Miami, FL 33144

000001466570
-04/27/95--01004--020
****122.50 ****122.50

EFFECTIVE DATE

4-30-95

DOMESTIC FILING

NAME: MAURY REALTY CORP.

XXX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXXX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS: _____

T. BROWN APR 28 1995

FILED
95 APR 27 AM 7:47
SECRETARY OF STATE
TALLAHASSEE, FL 32301

EFFECTIVE DATE

4-30-95.

ARTICLES OF INCORPORATION

95 APR 27 AM 7:47
FILED
SECRET
TALLAHASSEE
STATE

ARTICLE 1 - EXECUTION: Undersigned hereby execute(s) and acknowledge(s) these Articles of Incorporation, in order to organize and incorporate a business for profit, under the Corporate name (*1) and at the initial business address (*2) stated in ARTICLE XIII.

ARTICLE II - PURPOSE(S) AND OBJECT(S): The Corporation is formed, pursuant to the specific Law (*3) and for the purpose(s) or object(s) of (*4) stated in ARTICLE XIII. The Corporation may engage in the stated business or specific profession and in any other transaction or business, permitted under the laws of the United States and of this State.

ARTICLE III - DURATION: The duration of this Corporation shall be perpetual. Corporate existence shall commence (*5) stated in ARTICLE XIII, provided that all of the requirements of the law are met.

ARTICLE IV - REGISTERED OFFICE - AGENT: The name of the Registered Agent (*6) and the street address of the Registered Office (*7) are stated in ARTICLE XIII.

ARTICLE V - NUMBER OF DIRECTORS: The number of Directors constituting the initial Board of Directors, (*8) if any, are stated in ARTICLE XIII. The number of the Board of Directors, if any, shall be determined, from time to time, by the By-Laws.

ARTICLE VI - SHARES: The number of authorized shares (*9), whether such shares shall be Par Value or No Par Value (*10) and the class of shares which are authorized (*11) are stated in ARTICLE XIII.

ARTICLE VII - INCORPORATOR(S) AND DIRECTOR(S): The name and address of each Incorporator (*12) and the name and address of each Member of the initial Board of Directors (*13) are stated in ARTICLE XIII.

ARTICLE VIII - BROADEST POWERS; INCORPORATION BY REFERENCE: The Corporation shall have the broadest powers to do any and all things necessary, suitable, convenient, or proper for the accomplishment of any of the Purposes or the attainment of any of the Objects enumerated, or which, at any time, appear conducive or expedient for the protection or benefit of the Corporation either as holder of, or as to its interest in, any property or otherwise, with all the powers now or hereafter conferred, by the laws of this State, upon Corporations incorporated hereunder.

ARTICLE IX - INDEMNIFICATION: The Corporation shall Indemnify and hold harmless, any Party to a threatened, pending or completed action, suit, or proceeding, arising out of contract (as distinguished from tort), other than an action by, or in the right of, the Corporation, because he/she is or was a Director or Executive Officer thereof, against expenses (including attorneys' fees), judgments and amounts paid in settlement, actually and reasonably incurred in connection therewith, including appeals thereof, if he/she acted in good faith and in a manner, he/she reasonably believed to be in, and not opposed to, the best interest of the Corporation.

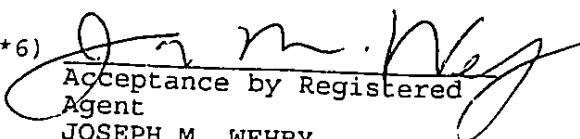
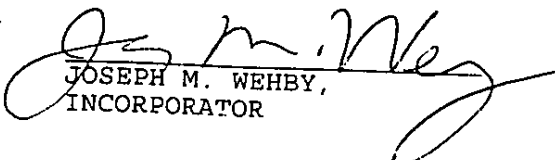
ARTICLE X - GENERAL: A. Shareholders shall not have a preemptive right to acquire unissued or treasury shares of the Corporation or its securities that are convertible into, or carry a right to subscribe to or acquire shares, unless otherwise stated (*14) in ARTICLE XIII. B. Cumulative voting shall not be permitted unless otherwise stated (*15) in ARTICLE XIII.

ARTICLE XI - ACCEPTANCE BY REGISTERED AGENT: The Party named (Individual or Corporation) (*6) in ARTICLE XIII agrees: to act as Registered Agent, and as such, to accept Service of Process; to keep the Registered Office open during the hours prescribed by Law; and to post such Agent's name and the name of any other Officers of the Corporation authorized by Law to accept Service of Process, at the address stated in this State, in some conspicuous place in the Registered Office, as required by Law.

ARTICLE XII - SPECIAL PROVISIONS: Special Provisions are stated at (*16) in ARTICLE XIII.

ARTICLE XIII:

(*1) MAURY REALTY CORP.	:Name	I
(*2) 14221 S.W. 46th Terrace Miami, Florida	:Address	I
(*3) Chapter 607, Florida Statutes	:Applicable Statute of Incorporation	II
(*4) All lawful purposes for which corporations may be incorporated under Chapter 607	:Specific Business or Licensed-Certified Professional	II
(*5) On April 30th, 1995	:Commencement of Corporate Existence	III
(*6) JOSEPH M. WEHBY, ESQUIRE	:Name of Registered Agent	IV

(*7) FONTAINEBLEAU EXECUTIVE PLAZA 8370 WEST FLAGLER STREET, SUITE 204 MIAMI, FLORIDA 33144	:Address of Registered Office IV
(*8) Two (2)	:Number of Initial Directors V
(*9) 100 One Hundred	:Number of Authorized Shares VI
(*10) One Dollar (\$1.00) par value	: \$ Par Value or no Par Value VI
(*11) Common voting	:Class of Shares VI
(*12) JOSEPH M. WEHBY, ESQUIRE 8370 WEST FLAGLER STREET, SUITE 204 MIAMI, FLORIDA 33144	:Name and address of each Incorporator VII
(*13) EMILIO PERATA same as initial business address ANTONIETTA PERATA same as initial business address	:Name and address of each Member of the Initial Board of Directors VII
(*14) The initial shareholders only shall have the right of first refusal for the acquisition of the initial authorized but unissued shares if they are issued; and in any issue of subsequent authorizations.	:Preemptive Rights X
(*15) NONE	:Cumulative Voting X
(*16) NONE	:Special Provisions XII
(*6)  Acceptance by Registered Agent JOSEPH M. WEHBY	 JOSEPH M. WEHBY, INCORPORATOR