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TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
100 EAST GULF STREET
TALLAHASSEE, FL 32304
FAX: (904) 922-4000

FROM: EMPIRE CORPORATE KIT COMPANY
100 FLORIDA ST
SUITE 200
MIAMI FL 33135
CONTACT: RAY STORMONT
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: N.E. 24TH STREET, INC.

FAX AUDIT NUMBER: H98000010892

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TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS

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FLORIDA DEPARTMENT OF STATE

Sandra B. Morthum
Secretary of State

August 6, 1996

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: N.E. 24TH STREET, INC.

REF: H96000016397

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole
Corporate Specialist

FAX Aud. #: H96000010892
Letter Number: 596A00037457

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ARTICLES OF INCORPORATION
OF
N.E. 24th STREET, Inc.

ARTICLE I - Name

The name of this corporation is 'N.E. 24th STREET, Inc.

ARTICLE II - Duration

This corporation is to have perpetual existence,

ARTICLE III - Capital Stock

This corporation is authorized to issue 100 shares of one (\$1.00) dollar par value common stock. The whole or any part of the capital stock of this corporation shall be payable in lawful money of the United States of America or property, labor or services at a valuation to be fixed by the Director(s).

ARTICLE IV - Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 151 N.E. 40th Street, Miami, FL 33137 and the name of the initial registered agent is Laurence Rothman.

ARTICLE V - Initial Board of Directors

This corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the bylaws but shall never be less than one. The name and address of the initial director of this corporation are:

Jacqueline P. Edger
Shannon Rothman
151 N.E. 40th Street
Miami, FL 33137

Arthur Newman
Rothman & Assoc.
151 NE 40 St.
Miami, FL 33137
(305) 571-9441

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ARTICLE VI - Preemptive Rights

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII - Incorporator

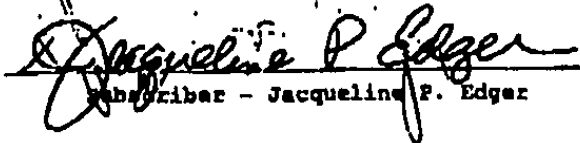
The name and address of the person signing these articles is:

Jacqueline P. Edger
151 N.E. 40th Street
Miami, FL 33137

ARTICLE VIII - Indemnification

The corporation shall indemnify any officer or director, or any other former officer or director, to the full extent permitted by law.

IN WITNESS Whereof the undersigned has executed these Articles of Incorporation this 20 day of June, 1996.


Subscriber - Jacqueline P. Edger

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HAVING BEEN DULY INFORMED TO ACCEPT SERVICE OR PROGRAMS FOR THE ABOVE-STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF ITS DUTIES.

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

BEFORE ME, a notary public, authorized to take acknowledgment in this state and county aforesaid, personally appeared _____, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledge before me that he executed those Articles of Incorporation.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal,
in the state and county aforesaid, this 20th day of June 1996.

NOTARY PUBLIC, STATE OF FLORIDA

