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EMPIRE CORPORATE KIT

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STATE OF FLORIDA SUITE 200  
409 EAST GAINES STREET MIAMI FL 33135- 0000  
TALLAHASSEE, FL 32399 CONTACT: RAY STORMONT  
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.  
NAME: MARLINS REALTY, INC.  
FAX AUDIT NUMBER: H96000011641 CURRENT STATUS: REQUESTED  
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FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

August 21, 1996

EMPIRE CORPORATE KIT COMPANY  
1492 W FLAGLER STREET  
SUITE 200  
MIAMI, FL 33135

SUBJECT: MARLINS REALTY, INC.  
REF: W96000017537

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Dana Calloway  
Document Specialist

FAX Aud. #: H96000011641  
Letter Number: 496A00039750

ARTICLES OF INCORPORATION  
OF

MYCASA REALTY, INC.

ARTICLE I-NAME

The name of this Corporation is MYCASA REALTY, INC.

ARTICLE II-DURATION

The corporation shall have a perpetual existence.

ARTICLE III-PURPOSE

The purpose of this Corporation is to engage in any activities or business permitted under the Laws of the United States and Florida, more specifically, to conduct business as a realty company.

And, in general, to carry on any other business whatsoever in connection with the foregoing or which is calculated, directly or indirectly, to promote the interest of the corporation or to enhance the value of its properties.

And, further, to borrow or raise money for any purpose of the company, and to secure the same interest, or for other purposes, to mortgage all or any part of the property corporeal or incorporeal rights or franchises of this company now owned or hereinafter acquired, and to create, issue, draw and accept and negotiate bonds and mortgages, bills of exchange, promissory notes or other obligations or negotiable instruments.

Prepared by:  
Consuelo Fernandez, Esq.  
5404 West Flagler St., Miami, FL 33134  
305.443.2088  
FBN. 511293

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ARTICLE IV-CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 500 shares of common stock having a par value of \$1.00 per share.

ARTICLE V-INITIAL REGISTERED OFFICE AND AGENT

The initial registered office and principal office of this Corporation shall be 10300 Sunset Drive, #204, Miami, FL 33173 and the initial registered agent of this Corporation shall be Marc D. Alpert whose address is 10300 Sunset Drive, #204, Miami, FL 33173 who upon accepting this designation agrees to comply with the provisions of Section 48.081, Florida Statutes as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI-BOARD OF DIRECTORS

The initial Board of Directors shall consist of one (1) member. The number of directors may be increased or decreased from time to time by vote of the stockholders, but in no case shall the number of directors be less than one (1) nor more than five (5). The names and addresses of the directors and officers constituting the initial Board of Directors are:

<u>Name</u>	<u>Address</u>
Marc D. Alpert PRESIDENT/DIRECTOR	10300 Sunset Drive, #204 Miami, FL 33173

149110000941

ARTICLE VII - INCORPORATOR

The name and street or address of the person signing these  
Articles of Incorporation is:

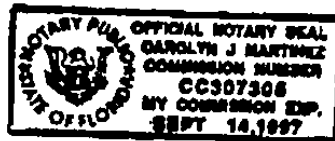
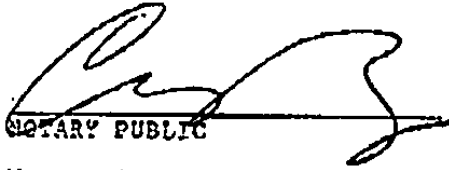
Name

Marc D. Alpert

Address10300 Sunset Dr., #204  
Miami, FL 33173
  
 \_\_\_\_\_  
 Marc D. Alpert

STATE OF FLORIDA }  
                               } S.S.  
 COUNTY OF DADE }

The foregoing Articles of Incorporation of MYCASA REALTY, INC  
 were acknowledged before me this 26 day of August 1986,  
 by Incorporator.


  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires:

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Marc D. Alpert  
 at the place designated in the Articles of Incorporation  
 agrees to act in this capacity, and agrees to comply with the provision

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of Section 49.001 relative to keeping open such office.

Date: 8/26/96

  
Marc D. Alpert  
REGISTERED AGENT

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA