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12/26/97

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

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FROM: RUDEN, MCCLOSKY, SMITH, SCHUSTER & RUSSELL,
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NAME: SOUTH BEACH REALTY, INC.

AUDIT NUMBER.....H97000021223

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS...0

PAGES..... 2

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Secretary of State

December 26, 1997

RUDEN, MCCLOSKEY, SMITH, SCHUSTER & RUSSELL

SUBJECT: SOUTH BEACH REALTY, INC.
REF: W97000028704

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved/revoked entity. Names of administratively dissolved/revoked entities are not available for one year from the date of administrative dissolution/revocation unless the dissolved/revoked entity provides the Department of State with a notarized affidavit stating that they have no intention of reinstating, therefore, releasing the name for use to another entity.

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Barbara Brock
Document Specialist

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

H97000021223

**ARTICLES OF INCORPORATION
OF
DU REALTY, INC.**

The undersigned incorporator does hereby make, subscribe, file and acknowledge these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

**ARTICLE I
NAME OF CORPORATION**

The name of this Corporation shall be:

DU Realty, Inc.

**ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office and the mailing address of this Corporation is 81 Washington Avenue, Miami Beach, Florida 33139.

**ARTICLE III
AUTHORIZED SHARES**

The total authorized capital stock of this Corporation shall consist of 10,000 shares of Common Stock, par value \$.01 per share.

**ARTICLE IV
ADDRESS OF REGISTERED OFFICE IN THIS STATE**

The street address of the initial registered office of this Corporation in the State of Florida is 81 Washington Avenue, Miami Beach, Florida 33139 and the initial registered agent of this Corporation at that address shall be Robert Magedler.

Prepared by: Harry B. Smith, Esq., FL Bar #075261
Ruden McClosky, Et al., 701 Brickell Ave.
Miami, Florida 33131
FTL:283160:1 (305) 789-2700

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ARTICLE V
INCORPORATOR

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

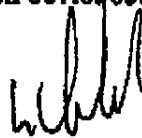
Robert Magedler
81 Washington Avenue
Miami, Florida 33139

IN WITNESS WHEREOF, I have hereunto subscribed my hand and seal this 16 day of
December, 1997.



Robert Magedler, Incorporator

THE UNDERSIGNED, named as the registered agent in Article IV of these Articles of Incorporation, hereby accepts the appointment as such registered agent, and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Business Corporation Act, including specifically Section 607.0505.



Robert Magedler, Registered Agent

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Prepared by: Harry B. Smith, Esq., FL Bar #075261
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