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FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

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July 21, 1998

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
THE CAPITOL  
TALLAHASSEE, FLORIDA 32304

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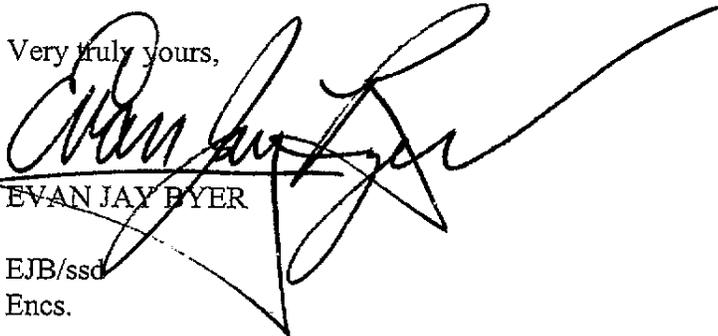
RE: Articles of Incorporation of 154<sup>TH</sup> STREET NMB CORPORATION

Dear Sir or Madam:

Enclosed is an original plus copy of the Articles of Incorporation of 154<sup>TH</sup> STREET NMB CORPORATION plus my check no. 2269 in the sum of \$122.50. Please return the copy stamped, along with the certificate, at your earliest convenience.

Thank you for your cooperation in this matter.

Very truly yours,

  
EVAN JAY BYER

EJB/ssd  
Encs.

ARTICLES OF INCORPORATION OF 154TH STREET NMB CORPORATION

The undersigned, a subscriber to these Articles of Incorporation, a natural person competent to contract, hereby presents these Articles for the formation of a corporation pursuant to the laws of the State of Florida.

- ARTICLE I : The name of the corporation shall be : 154TH STREET NMB CORPORATION.
ARTICLE II : The corporation shall engage in any activity or business permitted under the laws of the State of Florida. THE SPECIFIC NATURE OF THE BUSINESS IS TO HOLD REAL PROPERTY.
ARTICLE III : The corporation shall be organized to have a maximum of 1000 shares of stock outstanding. The shares shall have a par value of \$1.00 (one dollar) per share.
ARTICLE IV : The name of the resident agent and address of the registered office and principal office are: ELLA LORRAINE RUBIN 7025 E. TROON CIRCLE MIAMI, FL 33014.
ARTICLE V : The corporation shall have one director. The number of directors may be increased from time to time by by-laws adopted by the shareholders.
ARTICLE VI : The amount of capital with which the corporation shall commence business shall be not less than five hundred dollars.
ARTICLE VII : The corporation shall exist perpetually.
ARTICLE VIII : The name and address of the first board of directors is: ELLA LORRAINE RUBIN 7025 E. TROON CIRCLE MIAMI, FL 33014.
ARTICLE IX : The name and address of the subscriber to these Articles of Incorporation and the number of shares he/she has agreed to take is: ELLA LORRAINE RUBIN 7025 E. TROON CIRCLE MIAMI, FL 33014 500 shares.
ARTICLE X : These Articles of Incorporation may be amended in any manner provided by law.

Signature of Ella Lorraine Rubin
SUBSCRIBER

STATE OF FLORIDA COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared ELLA LORRAINE RUBIN, who is/are personally known to me or who has/have produced ... as identification and did take an oath, and who executed the foregoing Articles of Incorporation for the purposes therein.

NOTARY PUBLIC

Printed name:

My commission expires:

DESIGNATION OF REGISTERED AGENT

OFFICIAL NOTARY SEAL
EVAN JAY BYER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC727994
MY COMMISSION EXPIRES APR. 20, 2002

154TH STREET NMB CORPORATION, a corporation desiring to organize or qualify under the laws of the State of Florida with its principal place of business in the State of Florida, has named ELLA LORRAINE RUBIN, situate at 7025 E. TROON CIRCLE MIAMI, FL., 33014, as its agent to accept service of process.

Signature of Ella Lorraine Rubin, President 7/21/98
CORPORATE OFFICER TITLE DATE

I agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as Resident Agent.

Signature of Ella Lorraine Rubin 7/21/98
RESIDENT AGENT DATE

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