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FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Via Federal Express

November 12, 1999

Secretary of State
Divisions of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

000003044620--7
-11/15/99--01127--015
****122.50 *****78.75

RE: EQUITY ONE (LANDING) INC.

Dear Sir or Madam:

Enclosed please find the Articles of Incorporation for **EQUITY ONE (LANDING) INC.**
Please be kind enough to return to the undersigned a certified copy of the Articles of
Incorporation using the enclosed Federal Express air bill.

I also enclose a check payable to the Secretary of State in the amount of \$122.50
representing the filing fee on the above referenced Corporation.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



ALAN J. MARCUS

AM/sam
Encls.

D. BROWN NOV 17 1999

ARTICLES OF INCORPORATION
OF
EQUITY ONE (LANDING) INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME OF CORPORATION

The name of the corporation shall be EQUITY ONE (LANDING) INC.

ARTICLE II - CORPORATE ADDRESS

The principal office of the corporation and mailing address is 777 17th Street, Penthouse, Miami Beach, FL 33139.

ARTICLE III - BEGINNING OF CORPORATE EXISTENCE

The existence of this corporation shall commence on the 15th day of November, 1999; provided that if such day be authorized under law, then on the earliest day allowable pursuant to Florida law for commencement of corporate existence.

The existence of this corporation shall be perpetual.

ARTICLE IV - PURPOSE

This Corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE V - CAPITAL STOCK

The capital stock authorized, the par value thereof, and the class of such stock shall be

as follows:

<u>NUMBER OF SHARES AUTHORIZED</u>	<u>PAR VALUE PER SHARE</u>	<u>CLASS OF STOCK</u>
1,000	\$1.00	Common

ARTICLE VI - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for each cash or 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 pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII - INITIAL REGISTERED AGENT AND OFFICE

The street address of the initial registered office of this corporation and the name of the initial registered agent of this Corporation at such address are as follows:

REGISTERED
AGENT

ALAN J. MARCUS, ESQ.

STREET ADDRESS OF
REGISTERED AGENT

20803 Biscayne Boulevard
Suite 301
Aventura, Florida 33180

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

The corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the By-laws but shall never be less than one. The

CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

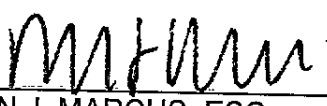
EQUITY ONE (LANDING) INC.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in submitted,
in compliance with said Act:

First - that EQUITY ONE (LANDING) INC.

desiring to organize under the law of the State of Florida, with its principal office as indicated in
the Articles of Incorporation at 777 17th Street, Penthouse, Miami Beach, FL 33139 appoints the
undersigned as its agent to accept service of Process within this State.

Having been named to accept Service of Process for the above stated Corporation at the
place designated in this Certificate, I am hereby familiar with and accept the duties and
responsibilities as Registered Agent for said corporation and to act in this capacity and agree
to comply with the provision of said Act relative to keeping open said office.


ALAN J. MARCUS, ESQ.

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MIAMI, FLORIDA