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ID Number: 140261



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Office of the Secretary of State Matthew A. Brown
Corporations Division
100 North Main Street
Providence, Rhode Island 02903-1335

BUSINESS CORPORATION

ARTICLES OF INCORPORATION

(To Be Filed In Duplicate Original)

The undersigned acting as incorporator(s) of a corporation under Chapter 7-1.1 of the General Laws, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

1. The name of the corporation is MGM REALTY CORPORATION

(This is a close corporation pursuant to § 7-1.1-51 of the General Laws, 1956, as amended.) (Strike if inapplicable.)

2. The period of its duration is (if perpetual, so state) PERPETUAL

3. The specific purpose or purposes for which the corporation is organized are:

TO ENGAGE IN THE REAL ESTATE INVESTMENT AND DEVELOPMENT BUSINESS; TO PURCHASE, TO SELL, TO DEVELOP, TO LEASE, TO RENT, TO FINANCE ALL TYPES OF REAL PROPERTY; AND TO DO ANY AND ALL OTHER ACTIVITIES INCIDENTAL THERETO; AND THE DOING AND PERFORMING OF ANY AND ALL ACTS OR THINGS NECESSARY, PROPER, OR CONVENIENT FOR OR INCIDENTAL TO THE FURTHERANCE OR CARRYING OUT OF THE PURPOSES HEREIN MENTIONED; AND ANY OTHER LAWFUL PURPOSE.

4. The aggregate number of shares which the corporation shall have authority to issue is:

(a) *If only one class:* Total number of shares 4,000 (If the authorized shares are to consist of one class only the par value of such shares or a statement that all of such shares are to be without par value.):

COMMON - NO PAR VALUE

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MAY 19 2004

By [Signature] C31784

or

(b) *If more than one class:* Total number of shares _____ (State (A) the number of shares of each class thereof that are to have a par value and the par value of each share of each such class, and/or (B) the number of such shares that are to be without par value, and (C) a statement of all or any of the designations and the powers, preferences and rights, including voting rights, and the qualifications, limitations or restrictions thereof, which are permitted by the provisions of Chapter 7-1.1 of the General Laws, 1956, as amended, in respect of any class or classes of stock of the corporation and the fixing of which by the articles of association is desired, and an express grant of such authority as it may then be desired to grant to the board of directors to fix by vote or votes any thereof that may be desired but which shall not be fixed by the articles.):

5. Provisions, if any, dealing with the preemptive right of shareholders pursuant to § 7-1.1-24 of the General Laws, 1956, as amended:

THE PRE-EMPTIVE RIGHTS SET FORTH IN RIGL (1956), AS AMENDED, SECTION 7-1.1-24 ARE DEFINED TO THE STOCKHOLDERS.

6. Provisions, if any, for the regulation of the internal affairs of the corporation:

NONE

7. The address of the initial registered office of the corporation is 18 GREAT ROAD

(Street Address, not P.O. Box)

BARRINGTON, RI 02806 and the name of its initial registered agent

(City/Town)

(Zip Code)

at such address is FRANK MOREAU

(Name of Agent)

8. The number of directors constituting the initial board of directors of the corporation is ZERO and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and shall qualify are: (If this is a close corporation pursuant to Section 7-1.1-51 of the General Laws, 1956, as amended, and there shall be no board of directors, state the titles of the initial officers of the corporation and the names and addresses of the persons who are to serve as officers until the first annual meeting of shareholders or until their successors be elected and qualify.)

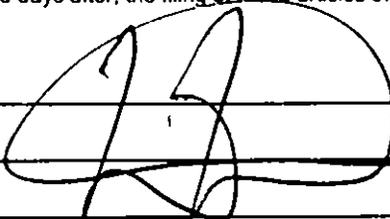
<u>Title</u>	<u>Name</u>	<u>Address</u>
<u>PRESIDENT</u>	<u>FRANK MOREAU</u>	<u>18 GREAT ROAD, BARRINGTON, RI 02806</u>
<u>VICE PRESIDENT</u>	<u>DAVID P. GRAHAM</u>	<u>301 BARNES ROAD, HARRISVILLE, RI 02830</u>
<u>TREASURER</u>	<u>FRANK MOREAU</u>	<u>18 GREAT ROAD, BARRINGTON, RI 02806</u>
<u>SECRETARY</u>	<u>DAVID P. GRAHAM</u>	<u>301 BARNES ROAD, HARRISVILLE, RI 02830</u>

9. The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
<u>WILLIAM P. DENNIS, ESQUIRE</u>	<u>576 METACOM AVENUE, UNIT #2, BRISTOL, RI 02809</u>

10. Date when corporate existence is to begin IMMEDIATELY UPON FILING
(not prior to, nor more than 30 days after, the filing of these articles of incorporation)

Date: MAY 15, 2004



Signature of each Incorporator

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In BRISTOL, on this 15TH day of MAY, 2004, personally appeared before me WILLIAM P. DENNIS

each and all known to me and known by me to be the parties executing the foregoing instrument, and they severally acknowledged said instrument by them subscribed to be their free act and deed.


Notary Public
My Commission Expires: JULY 10, 2005
JENNIE B. DASILVA
NOTARY PUBLIC
COMMISSION EXPIRES
JULY 10, 2005