

1201 HAYS STREET
TALLAHASSEE, FL 32301-2607
904-222-9171
904-222-0393 FAX

800-342-8086



P96000103444

ACCOUNT NO. : 072100000032

REFERENCE : 200795 4311473

AUTHORIZATION : Patricia Pygott

COST LIMIT : \$ 122.50

ORDER DATE : December 24, 1996

ORDER TIME : 10:42 AM

ORDER NO. : 200795-005

CUSTOMER NO: 4311473

800002087648--1

CUSTOMER: Marcia Cox, Legal Assistant
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
Museum Tower, Suite 2200
150 West Flagler Street
Miami, FL 33130

DOMESTIC FILING

NAME: 161 CORP.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Michael E. Klunk

EXAMINER'S INITIALS: _____

FILED
96 DEC 24 PM 12:20
TALLAHASSEE, FLORIDA

SMC
12-26-96

ARTICLES OF INCORPORATION
OF
161 CORP.

FILED
95 DEC 24 PM 12:20
STATE
FLORIDA

ARTICLE I - NAME

The name of this corporation is 161 CORP. (the "Corporation").

ARTICLE II - ADDRESS

The mailing address and principal place of business of the Corporation is 161 Almeria Avenue, Coral Gables, Florida 33134.

ARTICLE III - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have authority to issue is Ten Thousand (10,000) shares of common stock, all of which are to have a par value of One Cent (\$.01) per share. The Board of Directors shall fix the consideration to be received for each share. Such consideration shall consist of any tangible or intangible property or benefit to this corporation, including cash, promissory notes, services performed or written promises to perform services and shall have a value, in the judgment of the directors, equivalent to or greater than the full par value of the shares.

ARTICLE IV - PURPOSE

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

ARTICLE V - COMMENCEMENT

The Corporation shall commence on the date on which these Articles of Incorporation are filed with the Secretary of State.

ARTICLE VI - INITIAL REGISTERED

OFFICE AND AGENT

The street address of the initial registered office of the Corporation and the name of the initial registered agent of the Corporation at such office is:

<u>Name</u>	<u>Address</u>
Stuart D. Ames	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

ARTICLE VII - INCORPORATOR

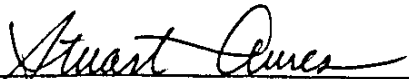
The name and address of the person signing these Articles of Incorporation as incorporator is:

<u>Name</u>	<u>Address</u>
Stuart D. Ames	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

ARTICLE VIII - INDEMNIFICATION

The Corporation shall indemnify any officer or director, or any former officer or director of the Corporation, to the fullest extent permitted by law.


IN WITNESS WHEREOF, the undersigned has executed these
Articles of Incorporation this 23rd day of December, 1996.



Stuart D. Ames,
Incorporator

ACCEPTANCE OF APPOINTMENT
OF
REGISTERED AGENT

I hereby accept the appointment as registered agent
contained in the foregoing Articles of Incorporation and state that
I am familiar with and accept the obligations of Section 607.0501
of the Florida Business Corporation Act.



Stuart D. Ames,
Registered Agent

I:\W-CO\33983\000\ART-INC.161