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ACCOUNT NO. : 072100000032  
REFERENCE : 829182 9921A  
AUTHORIZATION :  
COST LIMIT : \$ PPD

ORDER DATE : May 22, 1998  
ORDER TIME : 10:14 AM  
ORDER NO. : 829182-005  
CUSTOMER NO: 9921A

CUSTOMER: Ms. Yoana Pelaez  
SHERMAN & CASTRO

100002533211--4  
-05/22/98--01042--020  
\*\*\*122.50 \*\*\*122.50

218 Almeria Avenue  
Coral Gables, FL 33134

DOMESTIC FILING

NAME: 16275 COLLINS AVENUE REALTY,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 MAY 22 AM 11:57

RECEIVED  
98 MAY 22 AM 8:40  
DIVISION OF INCORPORATION

ARTICLES OF INCORPORATION

OF

16275 COLLINS AVENUE REALTY, INC.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

98 MAY 22 AM 11:57

The undersigned incorporator for purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

**FIRST:** The name of the Corporation is 16275 COLLINS AVENUE REALTY, INC. (the "Corporation").

**SECOND:** The principal office address and mailing address of the Corporation is 16275 COLLINS AVENUE, MIAMI BEACH, FL 33160.

**THIRD:** The corporation is authorized to issue 1,000 shares of common stock, par value \$.00 per share.

**FOURTH:** The street address of the initial registered office of the Corporation is: 16275 COLLINS AVENUE, MIAMI BEACH, Florida 33160.

**FIFTH:** The name and address of the incorporator of the Corporation is: Luigi Gallegos, 13300 Old Cutler Rd., Pinecrest, Fl 33156.

**SIXTH:** The Corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.

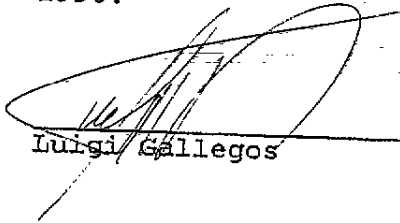
**SEVENTH:** The Corporation shall have two directors initially and the number of directors may be increased or diminished from time to time as provided in the By-Laws but shall never be less than one. The name and address of the initial directors of the Corporation are: Luigi Gallegos, 13000 Old Cutler Rd., Pinecrest, Fl 33156 and Dominique Cherqui, 5401 Collins Ave, Miami Beach, Fl 33140.

**EIGHTH:** The Corporation expressly elects not to be governed by Section 607.09011 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.

**NINTH:** The Corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, s amended from time to time, relating to control share acquisitions.

**TENTH:** The corporate existence of the Corporation shall commence on the date of filing with the Secretary of State.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 21 day of May, 1998.


  
Luigi Gallegos

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 607.0505 of the Florida Business Corporation Act.

  
LUIGI GALLEGOS

FILED  
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DIVISION OF CORPORATIONS  
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