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* ADMITTED IN FLORIDA AND BRAZIL
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March 20, 1996

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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-03/25/96--01072--005
***122.50 ***122.50

Re: Collins Avenue Realty, Inc.

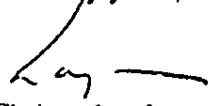
Dear Sirs:

Enclosed please find for filing the original Articles of Incorporation and one copy for certifying for the a.r. firm. A preliminary search by your office has indicated that the name is available.

Also enclosed is a check for \$122.50 to cover the costs of the filing fee and the cost of one certified copy of the articles.

Thank you very much.

Sincerely yours,


Christopher Langen

FILED
96 MAR 23 PM 2:13
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
COLLINS AVENUE REALTY, INC.

ARTICLE I
NAME

The name of this corporation is COLLINS AVENUE REALTY, INC.

ARTICLE II
PURPOSE

This corporation is organized to do any and all lawful business.

ARTICLE III
CAPITAL STOCK

This corporation is authorized to issue One Thousand Shares (1,000) of stock, at \$1.00 par value.

ARTICLE IV
INITIAL REGISTERED AGENT

The name of the initial registered agent of this corporation, together with the agent's address, is Christopher Langen, Esq., 112 South Hibiscus Drive, Miami, FL 33139-5130

ARTICLE V
INITIAL MAILING ADDRESS

The initial mailing address of this corporation is c/o Christopher Langen, Esq., 112 South Hibiscus Drive, Miami, Florida, 33139-5130.

ARTICLE VI
BOARD OF DIRECTORS

This corporation shall have at least one director. The number of directors of this corporation may be established from time to time in the manner provided by the Bylaws. The initial director of the corporation and his address is:

Klaus Oligschlaeger
c/o Christopher Langen, Esq.
112 South Hibiscus Drive
Miami, Florida 33139-5130

FILED
96 MAR 28 PM 12:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VII
INCORPORATOR

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

Klaus Oligschlaeger
c/o Christopher Langen, Esq.
112 South Hibiscus Drive, Miami, FL 33139-5130

ARTICLE VIII
INDEMNIFICATION

The corporation shall indemnify any officer or Director or any former officer or Director, to the full extent permitted by law.

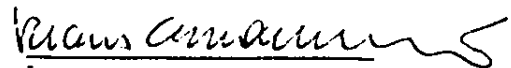
ARTICLE IX
BYLAWS

The Board of Directors and the shareholders shall each have the power to adopt, alter, amend or repeal Bylaws.

ARTICLE X
CORPORATE EXISTENCE

The existence of this corporation shall be perpetual and shall commence on the date of the filing of these Articles with the Secretary of State.

In witness whereof, the undersigned incorporator executed these Articles of Incorporation this 21st day of March, 1996.


Incorporator
Klaus Oligschlaeger

COUNTY OF DADE)

 X personally known to me; or

_____ has produced _____ as identification and who did (did not) take an oath. /

Notary Public, Florida

My commission expires:



• CHRISTOPHER ROBIN LANGEN
• My Commission CC271903
• Expires Mar. 25, 1997

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment to serve as the registered agent of
Collins Avenue Realty, Inc.

This acceptance is dated the 21 of MARCH, 1996.



Christopher Lingen, Esq.