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LAW OFFICES
CHARLES COURSHON & ASSOCIATES, P.A.
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March 19, 1997
Federal Express

Secretary of State
Division of Corporations
George Firestone Building
409 E. Gaines Street
Tallahassee, Florida 32399

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-03/20/97--01113--004
****122.50 ****122.50

Attention: New Filing Section

RE: OSTADA REALTY CORPORATION

Dear Sir:

Enclosed for filing are two executed copies of Articles of Incorporation for the above-referenced proposed Florida corporation, together with check in the amount of \$122.50 to cover the filing fee, Registered Agent's fee, copy of Articles of Incorporation fee and Certificate Under Seal.

Please file these Articles effective as of March 20, 1997 and return one certified copy of the Articles of Incorporation to this office in the enclosed return envelope.

Thank you for your attention to this matter.

Very truly yours,


CHARLES J. COURSHON

MFR/hh
Enclosures

FILED
MAR 20 AM 11:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAR 26 : B.S.B

ARTICLES OF INCORPORATION
OF
OSTADA REALTY CORPORATION

FILED

97 MAR 20 AM 11:38

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporations for profit, file these Articles of Incorporation.

ARTICLE I
NAME

The name of the corporation shall be: OSTADA REALTY CORPORATION.

ARTICLE II
PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

11111 Biscayne Boulevard
Suite 1804
North Miami, Florida 33181

ARTICLE III
SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: 1,000 shares of common stock at One Dollar (\$1.00) par value, unless duly changed in accordance with the laws of the State of Florida. It is the intention of this corporation that the stock issued qualify as "Section 1244 Stock," as such term is defined in the Internal Revenue Code and Regulations issued thereunder.

ARTICLE IV
INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

David E. D. Denneboom
11111 Biscayne Boulevard
Suite 1804
North Miami, Florida 33181

ARTICLE V
PURPOSE

The general nature of the business or businesses to be

transacted is to engage in any activities or business permitted under the Laws of the United States and the State of Florida.

ARTICLE VI
DURATION

This corporation shall exist perpetually.

ARTICLE VII
INCORPORATORS

The name and street address of the Incorporator to these Articles of Incorporation is:

David E. D. Denneboom
11111 Biscayne Boulevard
Suite 1804
North Miami, Florida 33181

IN WITNESS WHEREOF, I the undersigned, being the Subscribing Incorporator, have hereunto set my hand and seal for the purpose of forming this corporation under the Laws of the State of Florida, this 19 day of MARCH, 1997.



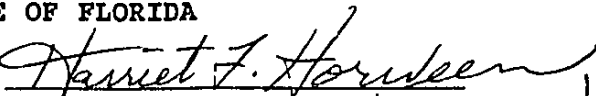
DAVID E.D. DENNEBOOM

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 19th day of March, 1997, by as Subscriber and Incorporator, who is personally known to me or who has produced his _____ as identification, and who did take an oath.

NOTARY PUBLIC
STATE OF FLORIDA

Sign:



Print:

HARRIET F. HORWEEN

My Commission Expires:

OFFICIAL NOTARY SEAL
HARRIET F HORWEEN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC566172
MY COMMISSION EXP JULY 11, 2000

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: OSTADA REALTY CORPORATION.
2. The name and address of the Registered Agent and office is:

DAVID E.D. DENNEBOOM
(NAME)

11111 Biscayne Boulevard, Suite 1804
(P.O. BOX NOT ACCEPTABLE)

North Miami, Florida 33181
(CITY/STATE/ZIP)

FILED
MAR 20 AM 11:38
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



SIGNATURE
DAVID E.D. DENNEBOOM

Date: March 19, 1997