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SKS REALTY, INC.  
918 Ocean Drive, Suite 207  
Miami Beach, Fla. 33139  
Tel: 305.538 7957 Fax: 305.538 7964  
Email: europeim@bellsouth.net

December 30<sup>th</sup>, 1997

Secretary of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

FILED  
97 DEC 31 PM 4:24  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

Ref: Articles of Incorporation of SKS REALTY, INC.

Dear Sirs,

Enclosed please find Articles of Incorporation of SKS REALTY, INC., as well as check in the amount of \$ 122.50.

Kindly proceed with the filing and send back to us. An UPS envelope is herewith provided for that purpose.

Thanking you in advance for your attention and looking forward to hear from you, we remain,

Sincerely,

  
Heri Kletzenbauer  
SKS REALTY, INC.

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-12/31/97--01049--009  
\*\*\*\*122.50 \*\*\*\*122.50

Encl.-

You can now visit us on the internet @ [www.europeimmo.com](http://www.europeimmo.com)

Handwritten signature and date 1-2-98

**ARTICLES OF INCORPORATION**

**OF**

**SKS REALTY, INC.**

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TALLAHASSEE, FLORIDA

**ARTICLE I**

**NAME OF CORPORATION AND CORPORATE ADDRESS**

The name of this corporation is SKS REALTY, INC., and the corporate address is:  
918 Ocean Drive, Suite 207, Miami Beach, Florida 33139.

**ARTICLE II**

**DURATION**

This corporation has perpetual existence unless otherwise specified in the Articles of Incorporation.

**ARTICLE III**

**PURPOSES**

This corporation is organized for the purpose of transacting any and all business.

**ARTICLE IV**

**CAPITAL STOCK**

This corporation is authorized to issue 1000 shares of common stock with a par value of \$ 1.00 per share.

**ARTICLE V**

**INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office for the corporation is: 918 Ocean Drive, Suite 207, Miami Beach, Florida 33139, and the registered agent at that address is: Heri Kletzenbauer.

**ARTICLE VI**

**INITIAL BOARD OF DIRECTORS**

This corporation will have two directors initially. The number of Directors may be increased from time to time by the By-Laws but shall never be less than one (1) nor more than seven (7). The names and addresses of the initial Directors of this corporation are: Faina Silberman, President and Heri Kletzenbauer, Vice-President.

ARTICLE VII  
INCORPORATION

The name and address of the person signing these Articles of Incorporation is: Heri Kletzenbauer.

ARTICLE VIII  
BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and shareholders.

ARTICLE IX  
INITIAL ISSUE OF STOCK

Name	Shares
Silbermann Immobilien GmbH (vertr. Faina Silbermann)	501
Heri Kletzenbauer	499

ARTICLE X  
APPROVAL OF SHAREHOLDERS FOR MERGER

The approval for the shareholders of this corporation to any plan or merger shall be required in every case, whether or not such approval is required by Law.

ARTICLE I  
MEETINGS OF CONFERENCE

Members of the Board of Directors may participate in special meeting by conference telephone, as provided by law, but regular meetings of the Board of Directors must be attended in person, by each Director.

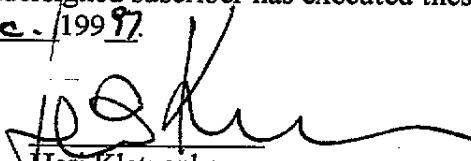
ARTICLE XII  
AMENDMENT

This corporation reserves the right to amend or repeal any provisions obtained in these Articles of Incorporation, or any amendment thereto. And any right conferred upon the shareholders is subject to this reservation.

ARTICLE XIII  
INDEMNIFICATION

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

IN WITNESS THEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30th day of Dec. 1997.

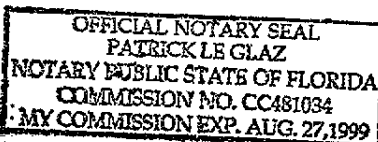
  
Heri Kletzenbauer  
Subscriber

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing document was acknowledged before me this 30th day of December 1997, by , who is personally known to me of who has provided Drivers License as identification and who did take an oath.

NOTARY PUBLIC  
STATE OF FLORIDA

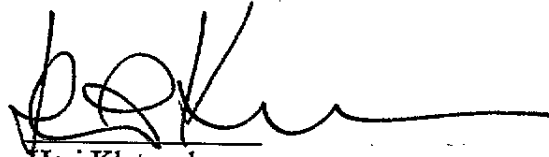
My commission expires:





**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for the above stated corporation at the place designated in the foregoing Articles of Incorporation, I hereby agree to act in this capacity. I further agree to comply with the provisions of all statutes relative proper and complete performance of my duties.



Heri Kletzenbauer

Address:  
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