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DIVISION OF CORPORATION

ACCOUNT NO. : 072100000032

REFERENCE : 223360 87253A

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 131.25

ORDER DATE : January 15, 1997

ORDER TIME : 1:12 PM

ORDER NO. : 223360-005

CUSTOMER NO: 87253A

500002059795--6

CUSTOMER: Ms. Elizabeth Alvarez
BLAXBERG GRAYSON & SINGER,
P.A.
Suite 730, Ingraham Building
25 Southeast Second Avenue
Miami, FL 33131-1506

DOMESTIC FILING

NAME: BIJOUX TERNER 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
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

FILED
97 JAN 15 PM 2:50
TALLAHASSEE, FLORIDA

KR
1-16-97

ARTICLES OF INCORPORATION
OF
BIJOUX TERNER REALTY, INC.

FILED
97 JAN 15 PM 2:50
SECRET
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

BIJOUX TERNER REALTY, INC.

The address of the principal office of this corporation shall be C/O Blaxberg, Grayson & Singer, P.A., 25 Southeast 2nd Avenue, Suite 730, Miami, Florida 33131, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. INCORPORATOR

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company on January 15, 1997.

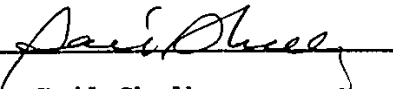
CORPORATION SERVICE COMPANY

By: *Gail Shelby*
Its Agent, Gail Shelby

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: 
Its Agent, Gail Shelby

DAS/das

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TALLAHASSEE, FLORIDA