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FLORIDA PROFIT CORPORATION OR P.A.

B & H HOLDINGS, INC.

Certificate of Status	0
Certified Copy	1
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

August 17, 2001

EMPIRE

SUBJECT: B & H LAND HOLDINGS, INC.
REF: W01000018942

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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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**ARTICLES OF INCORPORATION OF
B & H LAND HOLDINGS, INC.**

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLE I - NAME

The name of this Corporation shall be: B & H LAND HOLDINGS, INC.

ARTICLE II - COMMENCEMENT & DURATION

The commencement of this corporation's existence shall be at the time of the filing of these Articles of Incorporation by the Secretary of State. This corporation's duration shall be perpetual.

ARTICLE III - PURPOSE

This corporation is being organized for the purpose of conducting any business authorized under the laws of the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation shall have the authority to issue one hundred (100) shares of common capital stock with a par value of one dollar (\$1.00) per share.

ARTICLE V - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash by this corporation of any shares of new capital stock of the same kind, class or series, as that which the shareholder already holds, shall have the preemptive right to purchase a pro rate share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which shares are offered to others.

ARTICLE VI - TRANSFER RESTRICTIONS

No shareholder shall have the right to sell, assign, pledge or encumber, transfer, or otherwise dispose of any shares of the capital stock of this corporation, without first offering such shares for sale to this corporation, at the net asset value

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Gelch Taylor Glulianti Kopelowitz & Ostrow, P.A.
Fort Lauderdale, Florida 33301

thereof. Such offer shall be in writing, signed by the shareholder, sent by registered or certified mail to this corporation at its registered office address, and open for acceptance by this corporation for a period of fifteen days from the date of mailing. If this corporation fails refuses, within such period, to make satisfactory arrangements for the purchase of such shares, the shareholder shall have the right to dispose of such shares without any further restrictions.

On the death of any shareholder, this corporation shall have the right to purchase any shares of capital stock of this corporation owned by the shareholder immediately prior to the shareholder's death, on the terms set forth above, and this provision shall be binding upon the personal representative of the shareholder.

Each stock certificate issued by the corporation shall carry the following legend:

"These Shares Are Held Subject To Certain Transfer Restrictions Imposed By This Corporation's Articles of Incorporation, A Copy Of Which Is On File At This Corporation's Principal Office."

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The number of directors on this corporation's Initial Board of Directors shall be one (1). The number of directors may be increased or decreased from time to time, as provided in this corporation's bylaws, but shall never be less than one.

The name and address of each individual who shall serve as the members of the initial Board of Directors are: Bruce Cutler, 1127 Poinsettia Drive, Delray Beach, Florida 33444.

ARTICLE VIII - INDEMNIFICATION

This corporation shall indemnify any officer, director, employee, or agent, to the full extent permitted by law.

ARTICLE IX - PRINCIPAL OFFICE & INITIAL REGISTERED OFFICE & AGENT

The address of the corporation's principal office is: 1127 Ponsettia Drive, Delray Beach, Florida 33444.

The address of this corporation's initial registered office shall be: 350 East Las Olas Blvd., Ste. 1440, Fort Lauderdale, Florida 33301.


The name and address of the individual who shall serve as this corporation's initial registered agent is: Jeffrey M. Ostrow, Esq., Gelch Taylor Giuliani Kopelowitz & Ostrow, P.A., 350 E. Las Olas Blvd., Ste. 1440, Fort Lauderdale, Florida 33301.

ARTICLE X - INCORPORATOR

The name and address of the individual who shall serve as this corporation's Incorporator is: Bruce Cutler, 1127 Ponsettia Drive, Delray Beach, Florida 33444.

ARTICLE XI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions in these Articles of Incorporation, or any amendments thereto. Any rights conferred upon the shareholders shall be the subject to this reservation.



BRUCE CUTLER, Incorporator of
B & H Holdings, Inc.

LAND

STATE OF FLORIDA)

ss:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 15th day of August, 2001, by BRUCE CUTLER, as the individual who shall serve as this corporation's initial incorporator and who has produced a current driver's license as identification or who is personally known to me and did take an oath.



(Signature of Notary Public)

Gelch Taylor Giuliani Kopelowitz & Ostrow, P.A.
350 East Las Olas Boulevard, Suite 1440, Fort Lauderdale, Florida 33301

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(Printed name of Notary Public)
 Notary Public. Serial Number (if any):
 My commission expires:

Seal:



I, JEFFREY M. OSTROW, ESQ., accept my designation as resident agent and agree to serve as the resident agent of B & H LAND HOLDINGS, INC. I hereby state that I am familiar with and accept the duties and responsibilities as registered agent for B & H LAND HOLDINGS, INC.


 JEFFREY M. OSTROW, ESQ., Registered
 Agent of B & H LAND HOLDINGS, INC.

STATE OF FLORIDA)

ss:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by JEFFREY OSTROW, ESQ. this 15th day of August, 2001 as the individual who shall serve as this corporation's initial registered agent who has produced a current driver's license as identification or who is personally known to me and did take an oath.


 (Signature of Notary Public)

(Printed name of Notary Public)
 Notary Public. Serial Number (if any):
 My commission expires:



11/19/01 STATE
 SECRETARY OF CORPORATIONS
 DIVISION OF CORPORATIONS
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Gelch Taylor Giuliani Kopelowitz & Ostrow, P.A.
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