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STATE OF FLORIDA
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: L & R PROPERTY INVESTMENT, INC.
FAX AUDIT NUMBER: H96000005582
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EFFECTIVE DATE
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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
L & R PROPERTY INVESTMENT, INC.**

EFFECTIVE DATE
12-19-96

ARTICLE I - NAME

The name of the corporation is: L & R PROPERTY INVESTMENT, INC.

ARTICLE II - DURATION

This corporation shall be perpetual commencing the date of execution and acknowledgement of these Articles.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business, including but not limited to:

- a. Any and all lawful business.
- b. Pursue its purposes and business in any and all locations foreign and domestic.
- c. Acquire, own, hold, develop, deal in and with, maintain and operate, unlimitedly, such real and personal property of every kind and description within and without the State of Florida.
- d. Buy and sell real and personal property of any nature whatsoever.
- e. Convey, sell, assign, transfer, lease, mortgage, pledge, exchange or otherwise deal with any property.
- f. Import and export wares, goods and merchandise of any nature whatsoever.
- g. Carry on all or any of the business of manufacturers, producers, fabricators, processors, distributors, purchasers and sellers of products and supplies of every kind, character and nature.
- h. Purchase, hold, sell, transfer or deal in any manner with or in stocks, bonds, obligations, securities or interests of its own or of any other person, firm or corporation.
- i. Pay cash or issue capital stock, debentures, bonds, mortgages, or other obligations of the corporation for any acquisition by the corporation and for any other lawful purpose.
- j. Engage in the acquisition, ownership, sale, distribution and licensing of patents, improvements and franchises, trademark and trade names, and to operate thereunder.

This document prepared by:

RANDY M. GOLDBERG, ESQUIRE
1776 North Pine Island Road, Suite 118
Plantation, Florida 33322 Tel: (305) 474-2001
Florida Bar No: 045187

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k. Enter into, make and perform contracts of every kind and description with any person, firm or association, corporation and body politic conducive to the attainment of any of the objects or purposes of the corporation.

l. Enter into any and all types of agreements relating to financing, factoring and guarantees and to guarantee or secure, in any way, the debts or obligations of any other persons, firms and/or corporations.

m. Guarantee performance by any other person and/or entity.

In general, this corporation may, without restriction, perform any and all acts and functions permitted by law.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 500 shares of common stock at ONE DOLLAR (\$1.00) par value common stock.

ARTICLE V - PRINCIPAL PLACE OF BUSINESS

The principal place of business for L & R PROPERTY INVESTMENT, INC. is 3260 Maple Lane, Davie, Florida 33328.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

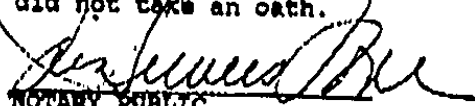
The name and street address of the registered agent of this corporation is:

RANDY M. GOLDBERG, ESQUIRE
1776 Pine Island Road
Suite 118
Plantation, Florida 33322
Telephone (305) 474-2001

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} SS.

The foregoing Articles of Incorporation were acknowledge
before me this 19 day of April, 1996 by RICHARD
DEPALO, who is personally known to me / or who has produced the
foregoin identification Drivers License
FLA DL D140759, SE148 and who did / did not take an oath.


NOTARY PUBLIC
Name:

My Commission expires:



EARL R. VENABLE
My Commission 0087788
Expires Mar. 08, 2000

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ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one (2) directors initially. The number of directors may be increased from time to time by the by-laws but shall never be less than one (2). The name and address of the director of this corporation are:

NAME	ADDRESS
Louis Bufo, Jr.	3260 Maple Lane Davie, Florida 33328
Richard DePalo	3260 Maple Lane Davie, Florida 33328

ARTICLE VIII - INCORPORATOR

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

Richard DePalo
3260 Maple Lane
Davie, Florida 33328

ARTICLE IX - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 19th day of April 1996.

Richard DePalo
RICHARD DEPALO

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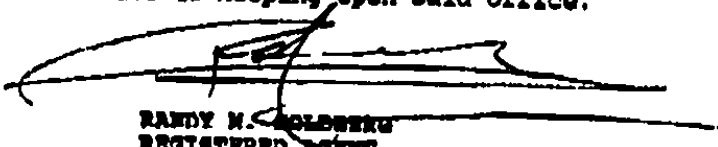
**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, MAKING AGENT UPON
WHOM PROCESS MAY BE SERVED**

In pursuance with Chapter 48.091 of the Florida Statutes, the following is submitted in compliance with said Act:

FIRST; That L & R PROPERTY INVESTMENT, INC., desiring to organize under the laws of the State of Florida, with its registered office as indicated in the Articles of Incorporation, in the City of Fort Lauderdale, Broward County, State of Florida, has named RANDY GOLDBERG, ESQUIRE, 1776 North Pine Island Road, Suite 118, Plantation, Florida as its registered agent to accept service of process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.



**RANDY M. GOLDBERG
REGISTERED AGENT**

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TALLAHASSEE, FLORIDA

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