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PREMIER HALL
LEGAL & FINANCIAL SERVICES

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AUTHORIZATION :

Patricia Pyjute

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CUSTOMER NO: 4303929

CUSTOMER: Esther J. Forbes, Legal Asst
GREENBERG TRAURIG HOFFMAN
LIPOFF ROSEN & QUENTEL, P. A.
20th Floor
1221 Brickell Avenue
Miami, FL 33131-3238

DOMESTIC FILING

NAME: BJR INVESTMENT CORP.

** FILE FIRST

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS:

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ARTICLES OF INCORPORATION
OF
BJR INVESTMENT CORP.

ARTICLE I - NAME

The name of the Corporation is BJR INVESTMENT CORP.
(hereinafter called the "Corporation").

ARTICLE II - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue is 1,000 shares of Common Stock, \$.01 par value per share.

ARTICLE III - MAILING ADDRESS

The current mailing address of the principal place of business of the Corporation is 230 N.W. 29th Street, Miami, Florida 33127.

ARTICLE IV - INITIAL BOARD OF DIRECTORS

The Corporation's Board of Directors (the "Board") shall consist of not fewer than one (1) nor more than three (3) directors, and shall initially consist of three (3) directors. The number of directors within these limits may be increased or decreased from time to time as provided in the By-laws of the Corporation. The names of the initial directors of the Corporation are:

Betty D. Lehman
Julian D. Lehman
Richard S. Lehman

ARTICLE V - INITIAL REGISTERED AGENT

The street address of the initial registered office of the Corporation is 2600 N. Military Trail, Suite 270, Boca Raton, Florida 33431. The name of the initial registered agent of the Corporation at that address is Richard S. Lehman.

ARTICLE VI - INCORPORATOR

The name and address of the incorporator of the Corporation is Maury Olicker, 1221 Brickell Avenue, 15th Floor, Miami, Florida 33131.

ARTICLE VII - LIMITATION ON DIRECTOR LIABILITY

A director shall not be personally liable to the Corporation or the holders of shares of capital stock for monetary damages for breach of fiduciary duty as a director, except (i) for any breach of the duty of loyalty of such director to the Corporation or such holders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 607.0831 of the Florida Business Corporation Act (the "FBCA"), or (iv) for any transaction from which such director derives an improper personal benefit. If the FBCA is hereafter amended to authorize the further or broader elimination or limitation of the personal liability of directors, then the liability of a director of the Corporation shall be eliminated or limited to the fullest extent permitted by the FBCA, as so amended. No repeal or modification of this Article VII shall adversely affect any right of or protection afforded to a director of the Corporation existing immediately prior to such repeal or modification.

ARTICLE VIII - INDEMNIFICATION

The Corporation shall indemnify and advance expenses to, and may purchase and maintain insurance on behalf of, its officers and directors to the fullest extent permitted by law as now or hereafter in effect. Without limiting the generality of the foregoing, the By-laws may provide for indemnification and advancement of expenses to officers, directors, employees and agents on such terms and conditions as the Board may from time to time deem appropriate or advisable.

ARTICLE IX - BY-LAWS

The Board shall have the power to adopt, amend or repeal the By-laws of the Corporation or any part thereof.

ARTICLE X - AMENDMENT

These Articles of Incorporation may be altered, amended or repealed by the shareholders of the Corporation in accordance with the applicable provisions of Florida law.

IN WITNESS WHEREOF, the incorporator has executed these
Articles of Incorporation this 15th day of October, 1996.



MAURY OLICKER
Incorporator

**CONSENT OF REGISTERED AGENT
OF
BJR INVESTMENT CORP.**

The undersigned, Richard S. Lehman, whose business address is 2600 N. Military Trail, Suite 270, Boca Raton, Florida 33431, hereby accepts appointment as the initial registered agent of BJR INVESTMENT CORP., a Florida corporation, and accepts the obligations provided for in Section 607.0505, Florida Statutes.

RICHARD S. LEHMAN, Registered Agent

By: 

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