

P97000019390



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 278635 160905A

AUTHORIZATION :

Patricia Pigut

COST LIMIT : \$ 122.50

ORDER DATE : March 3, 1997

ORDER TIME : 10:25 AM

ORDER NO. : 278635-005

900002102469--1

CUSTOMER NO: 160905A

CUSTOMER: Sonia Cohen, Legal Asst
BLOOM & WARFMAN, P.A.

Suite 1400
1101 Brickell Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: JPRR PROPERTIES, 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
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Todd Sterzoy

EXAMINER'S INITIALS:

FILED
97 MAR -3 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

K.R. MAR - 3 1997

ARTICLES OF INCORPORATION
OF
JPRR PROPERTIES, INC.

FILED
97 MAR -3 PM 1:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation is:

JPRR PROPERTIES, INC.

The principal place of business of this corporation shall be 1101 Brickell Avenue,
Suite 1400, Miami, Florida 33131.

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 7,500 shares of common stock having a par value of \$.01 per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 1101
Brickell Avenue, Suite 1400, Miami, Florida 33131 and the name of the initial registered agent of
the corporation at that address is LEONARD H. BLOOM.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have three directors initially. The names and street addresses of the initial members of the Board of Directors are:

HERBERT M. SELZER
505 Park Avenue
New York, New York 10022

HOWARD BERKE
505 Park Avenue
New York, New York 10022

ARTICLE VII. OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until his successors are elected or appointed are:

HERBERT M. SELZER	President
505 Park Avenue	
New York, New York 10022	

HOWARD BERKE	Secretary
505 Park Avenue	
New York, New York 10022	

ARTICLE VIII. INDEMNIFICATION

The corporation shall indemnify all officers and directors or any former officers or directors, to the fullest extent permitted by law.

ARTICLE IX. SUBSCRIBER

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


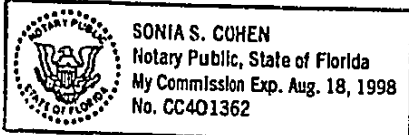
LEONARD H. BLOOM
1101 Brickell Avenue, Suite 1400
Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this
28th day of February, 1997.


LEONARD H. BLOOM

STATE OF FLORIDA)
 SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 28th day of February,
1997 by Leonard H. Bloom, who is personally known to me.


SONIA S. COHEN, Notary Public


The undersigned hereby accepts designation as Resident Agent for the Corporation at the
address set forth in Article IV of the Articles of Incorporation pursuant to Section 48.091, Florida
Statutes.


LEONARD H. BLOOM

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA