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FLORIDA PROFIT CORPORATION OR P.A.

J & J FLORIDA VACATION PROPERTIES, INC.

Certificate of Status	0
Certified Copy	1
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3-27-03

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ARTICLES OF INCORPORATION
OF
J & J FLORIDA VACATION PROPERTIES, INC.

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DIVISION OF CORPORATIONS
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ARTICLE I - NAME

The name of this corporation is J & J Florida Vacation Properties, Inc.

ARTICLE II - DURATION

This corporation shall have perpetual existence, commencing on the date of execution and acknowledgment of these Articles.

ARTICLE III - PURPOSE

This corporation is organized for the following purposes:

1. To operate a business engaged in real estate management.
2. To transact any and all lawful business.

ARTICLE IV - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE V - CAPITAL STOCK

- A. This corporation is authorized to issue 1,000 shares of \$1.00 par value common stock, which shall be designated "common shares."
- B. Except as otherwise provided by law or in the by-laws of the corporation, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE VI - PRINCIPAL OFFICE AND REGISTERED AGENT AND OFFICE

The mailing address and street address of the principal office of the corporation is 1105 Jodi Ridge Court, Kissimmee, Florida 34747 and the name of the initial registered agent of this corporation and the address of the initial registered office of the corporation are: Lawrence H. Haber, Esquire, 606 Front Street, Celebration, Florida 34747-4675.

Lawrence H. Haber - Florida Bar Number 347268
Office Telephone: 407-566-0181

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ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall never be less than one or more than fifteen. The name and address of the initial director of this corporation is:

Carla Nicol
1105 Jodi Ridge Court
Kissimmee, Florida 34747

Jonathan Barbosa
1105 Jodi Ridge Court
Kissimmee, Florida 34747

Johana Barbosa
1105 Jodi Ridge Court
Kissimmee, Florida 34747

ARTICLE VIII - INCORPORATOR

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

Lawrence H. Haber
Post Office Box 470171
Celebration, FL 34747-0171

ARTICLE IX - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors subject to the power of the shareholders to repeal, alter, or amend any by-laws adopted by the Board of Directors. The shareholders reserve the power to adopt by laws and to prescribe in any by-laws that such by-laws shall not be altered, amended, or repealed by the Board of Directors.

ARTICLE X - OFFICERS

The Board of Directors may provide for the election or appointment and prescribe the duties of all officers and agents as the board may deem desirable and proper, and may take such action not inconsistent with the Articles of Incorporation and the by-laws of the corporation and the laws of the State of Florida as such board may deem advisable for the conduct and operation of the business of the corporation.

ARTICLE XI - MEETINGS

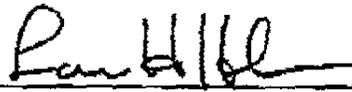
Meetings of shareholders and directors, including the time, place, and manner of calling such meetings, shall be fixed by the by-laws of the corporation.

Lawrence H. Haber - Florida Bar Number 347868
Office Telephone 407-566-0181

ARTICLE XI - 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 25 day of MARCH 2003.

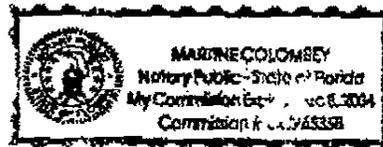
 (SEAL)
Lawrence H. Haber, Incorporator

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, a Notary Public authorized to take acknowledgments in the state and county set forth above, personally appeared Lawrence H. Haber, Esquire, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 25th day of March 2003.


Notary Public, State of Florida
My Commission Expires: 12-08-2004

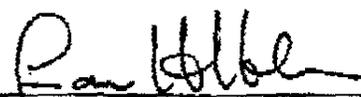


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ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN ARTICLE VI OF THESE ARTICLES OF INCORPORATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



Registered Agent - Lawrence H. Haber

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