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January 23, 1995

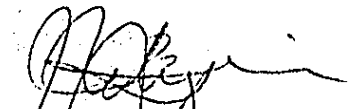
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Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Subject: All Florida Hotel Motel Broker Co.

Enclosed is an original and one (1) copy
of the articles of incorporation and a
check for \$131.25 filing fee, certified
copy and certificate.

Sincerely,



John J. Ardizzone, President
600 Thacker Avenue, Suite D32
Kissimmee, Florida 34741
407-931-2248

JJA:la
encl.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 JAN 25 AM 7:44

ARTICLES OF INCORPORATION

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be: *All Florida Hotel Motel Broker Co.*

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

*600 Thacker Avenue
Suite D32
Kissimmee, Florida 34741*

ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

500 common, par value \$1.00 per share

ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

*John J. Ardizzone, Jr.
600 Thacker Avenue
Suite D32
Kissimmee, Florida 34741*

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DIVISION OF CORPORATIONS
95 JAN 25 AM 7:44

ARTICLE V INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

John J. Ardizzone, President, Vice President, Secretary Treasurer
600 Thacker Avenue
Suite D32
Kissimmee, Florida 34741

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

23RD day of JANUARY, 1995

M. B. J. PRESIDENT
Signature

Signature

Signature

Articles of Incorporation

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: All Florida Hotel Motel Broker Co.

2. The name and address of the registered agent and office is:

John J. Ardizzone, Jr.

(Name)

600 Thacker Avenue, Suite D32

(P.O. Box not acceptable)

Kissimmee, Florida 34741

(City/State/Zip)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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.

John J. Ardizzone, Jr.
(Signature)
JOHN J. ARDIZZONE, JR.

1-23-95

(Date)

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JAN 25 AM 7:44