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January 12, 1996

Division of Corporations
State of Florida
The Capitol
Tallahassee, Florida 32304

RE: Articles of Incorporation of M & J TRAVEL, INC.,

Gentlemen:

400001689654

-01/16/96--01049--004

Enclosed please find an original and one (1) copy of the Articles of Incorporation of M & J TRAVEL, INC. ****122.50 ****122.50

Also enclosed please find a check in the amount of \$122.50, representing filing fee of \$35.00, registered agent fee of \$35.00 and \$52.50 for a certified copy.

Kindly process the enclosed for incorporation as a Florida corporation.

Very truly yours,

Sue Bates
SUE BATES, Secretary to
JAY L. KOTZEN
JLK/sb
Enclosures

FILED
96 JAN 16 AM 5:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
1-16-96

ARTICLES OF INCORPORATION
OF

M & J TRAVEL, INC.,

ARTICLE I
CORPORATE NAME

The name of this Corporation is: M & J Travel, Inc.

ARTICLE II
NATURE OF CORPORATE BUSINESS

This corporation is organized for the following purpose or purposes: To acquire by purchase or otherwise, sell, own, lease, construct, build, and improve real property; and to otherwise engage in investments of real estate and personal property of every class or description and rights and privileges therein, wheresoever situate and all things related thereto including the improvement, development and management of said real personal property and all things related thereto and for the purpose of transacting any and all legal business.

ARTICLE III
CAPITAL STOCK

This corporation is authorized to issue a maximum of 500 shares of stock. The shares of stock authorized shall be common stock having a par value of \$1.00 per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE IV
INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The corporation's initial Registered Agent and Registered

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office in the State of Florida shall be: ISIDOR BECKER, 10283 Hidden Springs Court, Boca Raton, Florida 33498. The mailing address of the corporation shall be the same.

ARTICLE V

INITIAL BOARD OF DIRECTORS

The number of Directors may be altered from time to time by the By-Laws adopted by the Stockholders. However, the corporation shall have no less than one (1) Director at any time. The name and post office address of each member of the first Board of Directors is:

<u>NAME</u>	<u>ADDRESS</u>
ISIDOR BECKER, President	10283 Hidden Springs Court Boca Raton, Florida 33498

The members of the first Board of Directors shall hold office until the first annual meeting of the Stockholders of the corporation.

ARTICLE VI

INCORPORATOR

The name and post office address of each Incorporator executing these Articles of Incorporation is as follows:

<u>INCORPORATOR</u>	<u>ADDRESS</u>
ISIDOR BECKER	10283 Hidden Springs Court Boca Raton, Florida 33498

ARTICLE VII

AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation,

or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

THE UNDERSIGNED Incorporator, for the purpose of forming a corporation to do business within the State of Florida, does make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein contained are true.

Isidor Becker (SEAL)
ISIDOR BECKER

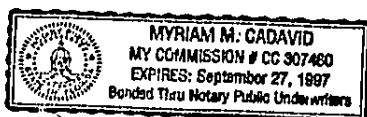
STATE OF FLORIDA]

SS:

COUNTY OF PALM BEACH

BE IT REMEMBERED that on this date before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared ISIDOR BECKER, personally known to me or who produced FLORIDA DRIVER'S License as identification to be the person described as Incorporator in the foregoing Articles of Incorporation, who took an oath, and he acknowledged before me that he executed said Articles of Incorporation.

WITNESS my hand and official seal at BOCA RATON, said County and State, this 11th day of January, 1996.



Myriam M. Cadavid
NOTARY PUBLIC

Myriam M. Cadavid
Printed Name of Notary Public

CERTIFICATE DESIGNATING REGISTERED
AGENT FOR SERVICE OF PROCESS

Pursuant to Chapter 48.091, Florida Statutes, the
undersigned hereby designates ISIDOR BECKER, as its Registered
Agent to accept service of process within the State.

By:

Isidor Becker
ISIDOR BECKER

The undersigned hereby accepts the foregoing designation
as Registered Agent for the service of process within the State
of Florida, and agrees to comply with the provisions of law
applicable to said designation.

Isidor Becker
ISIDOR BECKER

FILED
95 JUN 16 AM 9:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA