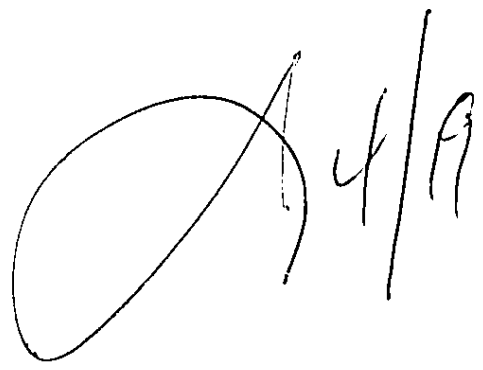


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 FAX: (305) 541-3770
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ARTICLES OF INCORPORATION

OF

J & J PROPERTIES OF BROWARD, INC.

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(4)

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

ARTICLE I. NAME

The name of this corporation shall be:

J & J PROPERTIES OF BROWARD, INC.

ARTICLE II. PRINCIPAL OFFICE

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

10708 El Paraiso Place
Delray Beach, Florida 33460

ARTICLE III. CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is one hundred (100) shares at \$5.00 per share.

PREPARED BY:

H. ALLAN TUCKER, ESQUIRE
3802 Tyler Street
Hollywood, Florida 33021
Telephone: (305) 981-7171
Florida Bar Number 129842

62550000096H

ARTICLE IV. INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent
is: **TERRI J. KODNER**
10708 El Paraiso Place
Delray Beach, Florida 33460

ARTICLE V. INCORPORATOR

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

<u>NAME</u>	<u>ADDRESS</u>
TERRI J. KODNER	10708 El Paraiso Place Delray Beach, Florida 33460

ARTICLE VI. INITIAL OFFICERS

The names and addresses of the officers who are to
conduct the business of this corporation until those elected
at the first election are as follows:

PRESIDENT:	TERRI J. KODNER - 10708 El Paraiso Place Delray Beach, Florida 33460
VICE PRESIDENT:	BRUCE KODNER - 10708 El Paraiso Place Delray Beach, Florida 33460
SECRETARY:	BRUCE KODNER - 10708 El Paraiso Place Delray Beach, Florida 33460
TREASURER:	TERRI J. KODNER - 10708 El Paraiso Place Delray Beach, Florida 33460

The undersigned has executed these Articles of
Incorporation this 17th day of April, 1996.


TERRI J. KODNER

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 807.0801, 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: _____
J & J PROPERTIES OF BROWARD, INC.
2. The name and address of the registered agent and office is:
TERRI J. KODNER
 (NAME)
10708 E1 Paradise Place
 (P.O. BOX NOT ACCEPTABLE)
Delray Beach, Florida 33460
 (CITY/STATE/ZIP)

SIGNATURE

TERRI J. KODNER

TITLE PRESIDENT

DATE APRIL 17, 1996

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.

SIGNATURE

TERRI J. KODNER

DATE APRIL 17, 1996

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 TALLAHASSEE, FLORIDA