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Attorney at Law
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Delray Beach, FL 33403

Legal Assistant
Jonna J. Archer

September 28, 2001 Telephone: (561) 330-6106
Facsimile: (561) 330-6636

Florida Department of State
Division of Corporation
409 E. Gaines Street
P. O. Box 6327
Tallahassee, FL 32314

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****125.00 ****125.00

RE: JAYCUB, LLC

To Whom It May Concern:

Enclosed herewith please find an original and one photocopy of the Articles of Incorporation of JAYCUB, LLC. Also enclosed is our firm's check in the amount of \$125.00 which represents: \$100.00 filing fee and \$75.00 Registered Agent Fee.

If everything is in order, please file the Articles and return a certified copy to this office using the pre-addressed envelope provided herein for your convenience. Thanking you in advance, I am

Very truly yours,

Jonna J. Archer

/jja

Enclosures

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ARTICLES OF ORGANIZATION
OF
JAYCUB, L. L. C.

We, the undersigned, hereby associate ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a limited liability company for profit.

ARTICLE I
NAME OF LIMITED LIABILITY COMPANY

The name of this limited liability company shall be:

JAYCUB, L.L.C

ARTICLE II
GENERAL NATURE OF BUSINESS

The general nature of the business and the objects and purposes proposed to be transacted, promoted and carried on are to do any and all things hereinafter mentioned as fully and to the same extent as natural persons might or could do, namely:

(A) To engage in the business of a owning, constructing, purchasing, leasing or otherwise dealing in real estate whether land, land and buildings, leaseholds or other interests in real estate in whatever capacity or possessory interest deemed appropriate.

(B) For itself or as agent or correspondent for others, to deal in stocks, bonds, commercial paper, mortgages, and other securities, to manage estates and properties, including the buying, selling, leasing, improving and dealing in lands and tenements, and the construction and selling of restaurants and buildings. The limited liability company may take, acquire and hold stock in any other corporation or limited liability company, as well as to purchase, acquire, hold, improve, sell, convey, assign, release, mortgage, encumber, lease, hire and deal in and with real and personal property of every name and

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nature, including stocks and securities of other corporations or limited liability companies, and to loan money and take securities for the payment of all sums due the limited liability company, and to sell, assign and release such securities or membership interest.

(C) To build upon or in any other manner improve real estate in which this limited liability company has any interest whatsoever.

(D) To lend money secured by mortgage or other security or without security, for itself or on a commission basis for others; to borrow money for the purpose of investment or for any of the purposes of this limited liability company, and to issue bond, debentures, notes or other obligations therefor, and to secure the same by pledge or mortgage of the whole or any part of the real estate or personal property of this limited liability company or to issue bond, debenture stocks, notes or other obligations without any such security; to accept and execute any and all agencies with respect to investment of money, the sale of real and/or personal property, and the collection and receipts of the proceeds thereof and/or the income therefrom; to buy and sell negotiable paper; to execute deeds, mortgages, lot contracts, bonds for title, releases and such other instruments as may be necessary for the carrying on of the business above designated.

(E) To buy, sell, trade or deal in any kind of goods, wares and merchandise.

(F) To organize or cause to be organized under the laws of the State of Florida or of any other state, district, territory, province or government, a limited liability company for the purpose of accomplishing any of or all of the objects for which this corporation is organized, and to dissolve, wind up, liquidate, merge or consolidate any such organization, or to cause the same to be dissolved, wound up, liquidated, merged or consolidated.

(G) No contract or other transaction entered into by the limited liability company shall be affected by the fact that any member of the limited liability company in any way is interested in or connected with any party to such contract or transaction, or himself is a party to such contract or transaction, provided said contract or transaction shall be approved by a majority of the members present at the meeting of the members.

(H) To carry on any other lawful business whatsoever which may seem to the limited liability company capable of being carried on in connection with the above, or

calculated directly or indirectly to promote the interests of the limited liability company, or to enhance the value of its properties and buildings, and to have, enjoy and exercise all of the rights, powers and privileges which are now, or which may hereafter be conferred upon limited liability companies organized under the same statutes as this limited liability company.

(l) To engage in or conduct any lawful business permitted by the laws and statutes of the State of Florida.

The foregoing clauses shall be construed as objects and powers; and the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the limited liability company, and it is the intention that the purposes, objects and powers specified in each of the paragraphs of this Article II of these Articles of Organization shall, except as otherwise expressly provided, in no wise be limited or restricted by reference to or inference under the terms of any other clauses or paragraphs of this Article, or of any other Articles of these Articles of Organization, but that each of the purposes, objects and powers specified in this Article, and each of the Articles or paragraphs of these Articles of Organization shall be regarded as independent purposes, objects and powers.

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ARTICLE III

DURATION

The period of duration for JAYCUB, L.L.C. is to be perpetual from the date of filing of the Articles of Organization with the Secretary of State of Florida, unless sooner dissolved by the members or as provided by Statute.

ARTICLE IV

INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the initial principal office shall be 14797 Peace River Way, Palm Beach Gardens, FL 33418 and the mailing address of the limited liability company shall be 14797 Peace River Way, Palm Beach Gardens, FL 33418.

ARTICLE V
INITIAL REGISTERED AGENT

The name and address of the initial registered agent of the limited liability company are
Larry T. Schone, 72 N.E. 5th Avenue, Delray Beach, FL 33483

ARTICLE VI
ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted based on the terms and conditions contained
in the Operating Agreement.

ARTICLE VII
CONTINUITY

The remaining members of JAYCUB, L.L.C. will have the right to continue the
business on the death, retirement, resignation, expulsion, bankruptcy or dissolution of
member or occurrence of any other event which terminates the continued membership
a member in this limited liability company.

ARTICLE VIII
MANAGEMENT

The management of JAYCUB, L.L.C. is reserved to the members unless otherwise
provided in the Operating Agreement, who will vote according to their proportionate
interest in JAYCUB, L.L.C. and shall have the exclusive authority to act for the company
in all matters. The managing members and their addresses are:

Conrad Steinhart, 14797 Peace River Way, Palm Beach Gardens, FL 33418

Craig Steinhart, 2501 N.E. 22nd Terrace, Ft. Lauderdale, FL 33305

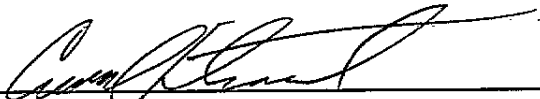
ARTICLE IX
DATE OF BEGINNING OF LIMITED LIABILITY COMPANY

JAYCUB, L.L.C. shall begin existence on the date the Articles of Organization are

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filed with the Secretary of State of the State of Florida.

IN WITNESS OF THE FOREGOING, we have hereunto set our hands and seals
this 12TH day of October, 2001.



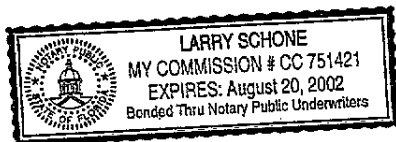
CONRAD STEINHART, MEMBER



CRAIG STEINHART, MEMBER

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this the 12TH day of October, 2001 by CONRAD STEINHART, who is personally known to me or who has provided a _____ as identification and who (~~did~~) (did not) take an oath.



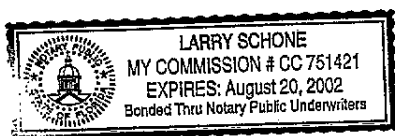



Notary Public - State of Florida
My commission expires:

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STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this the 12TH day of October, 2001 by CRAIG STEINHART, who is personally known to me or who has provided a _____ as identification and who (~~did~~) (did not) take an oath.





Notary Public - State of Florida
My commission expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHO PROCESS MAY BE SERVED.

Pursuant to the provisions of Chapter 608.407(1)(d), Florida Statutes, the following is submitted, in compliance with said Act:

First, that JAYCUB, L.L.C., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Organization in City of Palm Beach Gardens, County of Palm Beach, State of Florida, has named LARRY T. SCHONE, located at 72 N.E. Fifth Avenue, Delray Beach, Florida 33483, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated limited liability company, at place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office, and said registered agent is familiar with, and accepts, the obligations of that position.

By: Larry T. Schone
LARRY T. SCHONE

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