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Via Airborne Express
February 23, 2001

Secretary of State
Division of Corporations
409 East Gaines St.
Tallahassee, FL 32399

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-02/26/01--01094--015
*****87.50 *****87.50

Re: Incorporation of JCB Beach
House Corporation

Dear Sir or Madame:

I represent John Boinis, the incorporator of the foregoing corporation. Enclosed please find the following items:

1. An original and a copy of Articles of Incorporation and Designation and Acceptance of Registered Agent for the JCB Beach House Corporation, and
2. My check for \$87.50 payable to you.

Please file the original Articles of Incorporation and return to me the Certificate of Incorporation along with a conformed copy of the Articles. Thank you for your consideration.

Very truly yours,

Robert M. Bulfin

Robert M. Bulfin

RMB:jb
Enclosures

FILED
01 FEB 26 AM 12:50
SECRETARY OF STATE
TALLAHASSEE, FL 09010

10-26-2001

ARTICLES OF INCORPORATION
OF
JCB BEACH HOUSE CORPORATION

FILED
01 FEB 26 AM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, acting as incorporator of a corporation under the Florida General Corporation Act, does adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is JCB BEACH HOUSE CORPORATION.

ARTICLE TWO

The period of the corporation's duration shall be perpetual.

ARTICLE THREE

The purpose of the corporation is to engage in the restaurant and bar business and any other lawful purpose.

ARTICLE FOUR

The corporation shall have the authority to issue one thousand (1,000) shares of stock, all of one class, and having a par value of One Dollar (\$1.00) each.

ARTICLE FIVE

The address of the initial principal office of the corporation is:

4235 W. Tradewinds
Ft. Lauderdale, FL 33308.

ARTICLE SIX

The name of the Registered Agent for the corporation is John Boinis whose business address is:

4235 W. Tradewinds
Ft. Lauderdale, FL 33308.

ARTICLE SEVEN

The number of directors constituting its initial Board of Directors is one and his name and address are as follows:

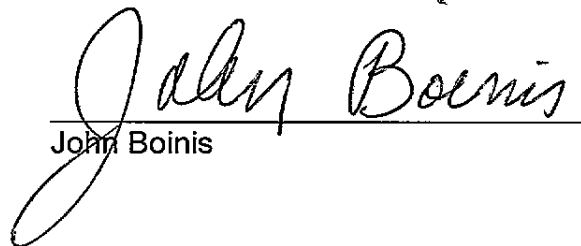
John Boinis
4235 W. Tradewinds
Ft. Lauderdale, FL 33308.

ARTICLE EIGHT

The name and address of the incorporator is:

John Boinis
4235 W. Tradewinds
Ft. Lauderdale, FL 33308.

IN WITNESS WHEREOF, the undersigned incorporator executes these articles of incorporation.


John Boinis

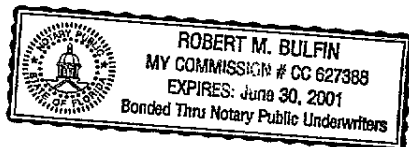
STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared John Boinis who produced is personally known as identification and who subscribed the above Articles of Incorporation, and he did freely and voluntarily acknowledge before me according to law that he made and subscribed the same for the uses and purposes therein mentioned and set forth and he did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Fort Lauderdale, in said County and State this 23rd day of February, 2001.

My commission expires:

Robert M. Bulfin
Notary Public
Print name: Robert M. Bulfin

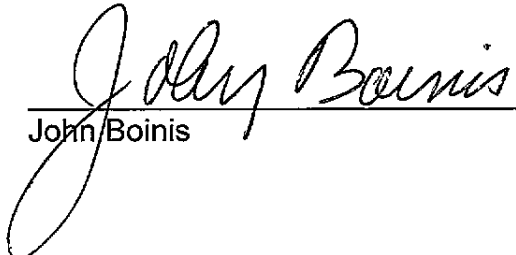


ACCEPTANCE BY REGISTERED AGENT
AND DESIGNATION OF PLACE OF SERVICE

The following is submitted in compliance with Chapters 48.091 and 607, Florida Statutes:

The undersigned has been named in the Articles of Incorporation of JCB BEACH HOUSE CORPORATION, as its registered agent. The undersigned hereby accepts such designation and agrees to comply with such statutes. The address of the registered office of the corporation where the registered agent may be served in accordance with the law is 4235 W. Tradewinds, Ft. Lauderdale, FL 33308.

DATED at Fort Lauderdale, Florida this 23 day of FEB, 2001.



John Boinis

FILED
01 FEB 26 AM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA