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2002 DEC -2 PM 1:46
12/2/02

12.5.02

Law Offices
TIMOTHY W. COX, P.A.
Attorney and Counselor at Law

324 Datura Street, Suite 200
West Palm Beach, FL 33401

Telephone: (561) 820-8151
Facsimile: (561) 820-8103

November 25, 2002

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

Re: Boathouse Real Property, Inc.

Gentlemen:

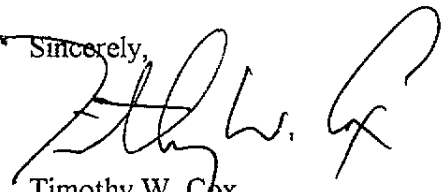
Enclosed herewith are two executed copies of the Articles of Incorporation for the above-referenced corporation, along with a check, payable to the Department of State in the amount of \$78.75, in payment of the following:

Filing Fee	\$ 35.00
Certified Copy	\$ 8.75
Registered Agent Filing Fee	<u>\$ 35.00</u>
	\$ 78.75

Please return the certified copy to the attention of the undersigned.

Thank you for your cooperation in this matter.

Sincerely,


Timothy W. Cox

enc: Check
Articles in duplicate

**ARTICLES OF INCORPORATION
OF
BOATHOUSE REAL PROPERTY, INC.**

FILED
2002 DEC -2 PM 1:46
STATE
FLORIDA

ARTICLE I - NAME

The name of this corporation is Boathouse Real Property, Inc.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of filing these articles.

ARTICLE III - PURPOSE

The corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of one dollar (\$1.00) par value common stock, which shall be designated "Common Shares".

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered office of this corporation is Anthony Cerrito, 1700 Broadway, Riviera Beach, FL 33404.

ARTICLE VI-INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of the corporation is 1700 Broadway, Riviera Beach, FL 33404.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be increased or diminished from time to time by the by-laws but shall never be less than one (1). The names and addresses of the initial directors of this corporation are:

<u>Name</u>	<u>Address</u>
Anthony Cerrito	1700 Broadway Riviera Beach, FL 33404
Zouheir Yassine	1700 Broadway Riviera Beach, FL 33404

ARTICLE VIII - BY-LAWS

The by-laws of this corporation may be adopted, altered, amended or repealed by either the shareholders or directors.

ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE XI - INCORPORATOR

The name and address of the person signing these Articles is Anthony Cerrito, 1700 Broadway, Riviera Beach, FL 33404.

ARTICLE XII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, in accordance with the provisions of the Florida Business Corporation Act.

ARTICLE XIII - AFFILIATED TRANSACTIONS

This corporation elects not to be subject to the provisions of Section 607.0901, Florida Statutes.

ARTICLE XIV - CONTROL-SHARE ACQUISITIONS

This corporation elects not to be subject to the provisions of Section 607.0902, Florida Statutes.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 25 day of November, 2002.



Anthony Cerrito

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE V OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED INDIVIDUAL HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 25 DAY OF NOVEMBER, 2002.



Anthony Cerrito