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THE REAL ESTATE LAW OFFICE
OF

RICHARD JOHN BRODEUR, P. A.
BOARD CERTIFIED REAL ESTATE LAWYER

FILED

98 DEC 21 PM 12:58

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

December 17, 1998

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

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-12/21/98-01068-007
*****78.75 *****78.75

Re: ISLAND RESTAURANT PROPERTIES, INC.

Gentlemen:

Enclosed please find the original and one (1) copy of the Articles of Incorporation for
ISLAND RESTAURANT PROPERTIES, INC.

Enclosed also please find my Clients Trust Account Check No. 1879 in the amount of
\$78.75 for payment of the following:

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

Please send my office a certified copy of the Articles after they have been properly filed with your
Department.

If you have any questions or comments, please let me know. Many thanks for your courtesy,
cooperation and assistance.

Yours very truly,

Richard John Brodeur

RJB/ms
Enclosures

cc: Mr. Armenia

P. Hall

DEC 22 1998

Direct Line (941) 472-1734 ** Real Estate Line (941) 472-5433 ** Fax Line (941) 472-5420
Florida, USA, and International Line 1-800-330-1734

MAILING ADDRESS: Post Office Box 214 Sanibel Island, Florida 33957

STREET ADDRESS: Five Lime Tree Center 1640 Periwinkle Way Sanibel Island, Florida

ARTICLES OF INCORPORATION
OF
ISLAND RESTAURANT PROPERTIES, INC.

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ARTICLE I - NAME AND ADDRESS

The name of this corporation shall be **ISLAND RESTAURANT PROPERTIES, INC.**, A Florida Corporation. The principal office of the corporation is 695 Tarpon Bay Road, Suite 7, Sanibel Island, Florida 33957; the mailing address of the corporation is Post Office Box 716, Sanibel Island, Florida 33957.

ARTICLE II - TERM OF EXISTENCE

This corporation is to have perpetual existence.

ARTICLE III - PURPOSE

The general nature of the business to be transacted by this corporation shall be as follows:

- A. To organize and operate a restaurant business in the State of Florida.
- B. To transact any and all lawful business in the State of Florida pursuant to Florida Statutes, Chapter 607.

ARTICLE IV - AUTHORIZED SHARES

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time shall be One Hundred (100) shares of common stock, which shall have no par value. The shares of stock may be issued and disposed of for such consideration as may be fixed by the Board of Directors from time to time.

ARTICLE V - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 695 Tarpon Bay Road, Suite 7, Sanibel Island, Florida 33957, and the name of the initial Registered Agent of this corporation is John Armenia.

ARTICLE VI - DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be either increased or decreased from time to time by the Bylaws, but shall never be less than two (2). The names and addresses of the initial directors and officers of this corporation are:

John Armenia	President / Director
695 Tarpon Bay Road, Suite 7	
Sanibel Island, Florida 33957	

Andrea Mucciga	Vice President/Secretary/Director
695 Tarpon Bay Road, Suite 7	
Sanibel Island, Florida 33957	


ARTICLE VII - INITIAL INCORPORATORS

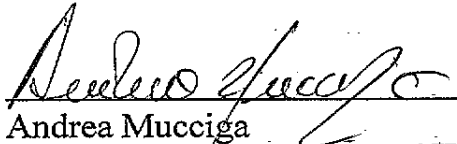
The names and addresses of the initial incorporators or subscribers of this corporation are:

John Armenia
695 Tarpon Bay Road, Suite 7
Sanibel Island, Florida 33957

Andrea Mucciga
695 Tarpon Bay Road, Suite 7
Sanibel Island, Florida 33957

IN WITNESS WHEREOF, John Armenia and Andrea Mucciga have hereunto set their hands and seals this 16TH day of December, 1998.

 (SEAL)
John Armenia

 (SEAL)
Andrea Mucciga

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this day **JOHN ARMENIA** and **ANDREA MUCCIGA** personally appeared before me, the undersigned Notary Public, an officer duly authorized to administer oaths and take acknowledgments. **JOHN ARMENIA** and **ANDREA MUCCIGA**,

☒ known personally to me, or
☐ having produced as identification a passport,
driver's license, or other photo identification,
pursuant to Florida Statute 117.05(5)(b)2.c.(I-V),

and acknowledged to and before me that they are the individuals described in and who executed the foregoing **Articles of Incorporation** freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Sanibel Island, County of Lee, and State of Florida, this 16th day of December, A. D. 1998.

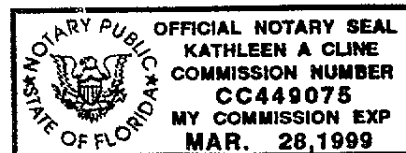


Notary Public

Printed Name of Notary:

My Commission Number is:

My Commission expires:



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CERTIFICATE OF DESIGNATION
REGISTERED AGENT / REGISTERED OFFICE

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

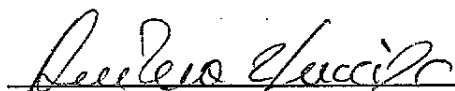
Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following Statement in designating the Registered Office / Registered Agent, in the State of Florida:

1. The name of the corporation is:

ISLAND RESTAURANT PROPERTIES, INC.

2. The name and address of the Registered Agent and Office of the corporation is:

John Armenia
695 Tarpon Bay Road, Suite 7
Sanibel Island, Florida 33957



Signature of Corporate Officer

Andrea Mucciga

Title: Vice President/Secretary

Date: December 16, 1998

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 of Resident Agent

John Armenia

Date: December 16, 1998