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ACCOUNT NO. : 072100000032

REFERENCE : 908195 4342717

AUTHORIZATION :

Patricia Pigott

COST LIMIT : \$ 70.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 NOV 22 PM 4:11

ORDER DATE : November 22, 2000

ORDER TIME : 2:31 PM

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ORDER NO. : 908195-005

CUSTOMER NO: 4342717

CUSTOMER: Mr. Dan Hyman
Marvin Kramer & Associates

1325 Franklin Avenue

Garden City, NY 11530

DOMESTIC FILING

NAME: TILDEN FLORIDA REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165

EXAMINER'S INITIALS:

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ARTICLES OF INCORPORATION
OF
TILDEN FLORIDA REALTY, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

TILDEN FLORIDA REALTY, INC.

The address of the principal office of this corporation shall be 1325 Franklin Avenue, Suite 165, Garden City New York 11530, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This is a lease hold company that may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and address of the initial member of the Board of Directors is:

Robert Baskind
Dir.

1325 Franklin Avenue, Suite 165
Garden City, New York 11530

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ARTICLE VII. INCORPORATOR

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

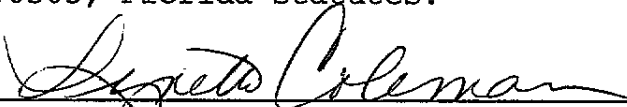
Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

The undersigned incorporator has executed these
Articles of Incorporation on November 27, 2000.


It's Agent Lynette Coleman

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware
corporation authorized to transact business in this
State, having a business office identical with the
registered office of the corporation named above, and
having been designated as the Registered Agent in the
above and foregoing Articles, is familiar with and
accepts the obligations of the position of Registered
Agent under Section 607.0505, Florida Statutes.

By: 
It's Agent Lynette Coleman

scm