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Division of Corporations
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Fax Number : (850)205-0381

From: Account Name : MOMBACH, BOYLE & HARDIN, P.A.
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

03 MAY 22 AM 9:42

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FLORIDA PROFIT CORPORATION OR P.A.
TUXEDO PROPERTIES II, INC.

Certificate of Status	1
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**ARTICLES OF INCORPORATION
OF
TUXEDO PROPERTIES II, INC.**

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TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is TUXEDO PROPERTIES II, INC. The principal business address or mailing address of the corporation is: 3114 Tuxedo Avenue, West Palm Beach, Florida 33405.

ARTICLE II

The corporation shall have perpetual existence.

ARTICLE III

The corporation is organized for the purpose of the transaction of any and all lawful business for which corporations may be incorporated, pursuant to Chapter 607, Florida Statutes, known as the Florida Business Corporation Act.

ARTICLE IV

The corporation is authorized to issue seven thousand five hundred (7,500) shares of capital stock at the par value of One Dollar (\$1.00) each.

ARTICLE V

The street address of the initial registered office of the corporation is 500 East Broward Boulevard, Suite 1950, Fort Lauderdale, Florida 33394, and the name of the initial registered agent of the corporation at that address is Conrad J. Boyle.

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ARTICLE VI

The corporation elects to have preemptive rights in favor of the shareholders.

ARTICLE VII

The corporation shall have initially two (2) directors. The number of directors may be either increased or decreased from time to time as determined by the By-Laws.

The names and addresses of the initial directors of the corporation are:

Michael F. Coiro	Guiseppe Capozza
3114 Tuxedo Avenue	3114 Tuxedo Avenue
West Palm Beach, Florida 33405	West Palm Beach, Florida 33405

ARTICLE VIII

The name and address of the incorporator signing these Articles is:

Michael F. Coiro
3114 Tuxedo Avenue
West Palm Beach, Florida 33405

ARTICLE IX

There shall be no imposition of personal liability on shareholders of the corporation for the debts or obligations of the corporation.

ARTICLE X

The By-Laws of the corporation may be adopted, altered, amended, or repealed by either the Board of Directors or the shareholders in such manner as shall be set forth in the By-Laws. Any By-Law adopted by the shareholders may provide that one or more provisions thereof shall not be

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altered, amended or repealed by the Board of Directors, in which case such provisions may be amended, altered or repealed only by the shareholders.

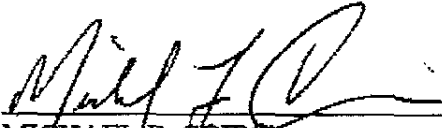
ARTICLE XI

The corporation shall indemnify any officer or director, for actions in their corporate capacity, to the full extent permitted by law.

ARTICLE XII

The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 15th day of January, 2003.

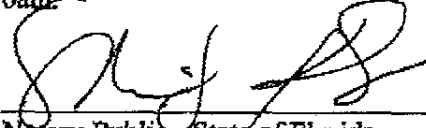

MICHAEL F. COIRO

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 16th day of May, 2003, by MICHAEL F. COIRO, who is personally known to me or who has produced a Florida driver's license as identification and who did take an oath.



Marilyn Hernandez
My Commission DD030615
Expires June 03, 2005


Notary Public - State of Florida
My Commission Expires:
Commission Number:

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MOMBACH BOYLE HARDIN

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I, CONRAD J. BOYLE, hereby accept the designation of Registered Agent for service of process upon TUXEDO PROPERTIES II, INC., a corporation within the State of Florida, pursuant to Florida Statutes 607.0501. I am familiar with and accept the obligations of that position.

DATED this 20th day of MAY, 2003.



CONRAD J. BOYLE

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