

Zell Altman
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219 N. Dixie Hwy
L.W. 41 33460

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ARTICLES OF INCORPORATION
TROPICANA GARDENS, INC.

We, the undersigned, associate ourselves to become a Florida corporation
for profit.

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STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation shall be TROPICANA GARDENS, INC.

ARTICLE II

The general nature of the business to be transacted is to own, operate,
and maintain apartments.

ARTICLE III

The maximum authorized capital stock of this corporation shall be 65
shares of Common Stock of no par value.

ARTICLE IV

The amount of capital with which this corporation shall commence business
shall be not less than \$500.00.

ARTICLE V

This corporation shall have a perpetual existence.

ARTICLE VI

The principal office of said corporation shall be Box 227, Palm Beach
County, Palm Beach, Florida.

ARTICLE VII

The number of directors of this corporation shall be not less than five
and not more than seven.

ARTICLE VIII

The names and post-office addresses of the first Board of Directors and
of the officers of this corporation, who shall hold office for the first year
or until their successors are chosen are:

<u>Name</u>		<u>Address</u>
Ames Aksila	- President	4000 S. County Road, South Palm Beach, Fla.
Iars O. Engedal	- Vice-President	4001-A S. County Rd., South Palm Beach, Fla.
Maurice Raeburn	- Secretary-Treasurer	1320 No. 14th Ave., Lake Worth, Fla.

ARTICLE IX

The name and post-office address of each subscriber and the number of
shares of stock which each agrees to take are:

<u>Name</u>	<u>Address</u>	<u>No. Shares</u>	<u>Value</u>
Ames Aksila	4000 So. County Road, South Palm Beach, Florida	2 \$167.00	No Par
Lars O. Engedal	4001-A So. County Road South Palm Beach, Florida	2 \$167.00	No Par
Maurice Raeburn	1320 North 14th Avenue, Lake Worth, Florida	2 \$167.00	No Par

ARTICLE I

The Board of Directors shall initially have the power to enact by-laws, but, upon by-laws being enacted and adopted, no amendment to them shall thereafter be made except by the stockholders.

IN WITNESS OF THE FOREGOING, we have hereunto set our hands and seals at South Palm Beach, Florida, November 24th, 1958.

Ames Aksila
Lars O. Engedal
Maurice Raeburn

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

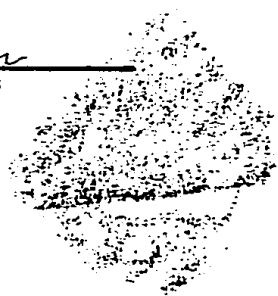
I HEREBY CERTIFY that on this 24th day of November, 1958, personally appeared before me, the undersigned authority, AMES AKSILA, LARS O. ENGEDAL, and MAURICE RAEBURN, to me well known and known by me to be the persons of that name described in, and who severally acknowledged to me that they executed the foregoing Articles of Incorporation.

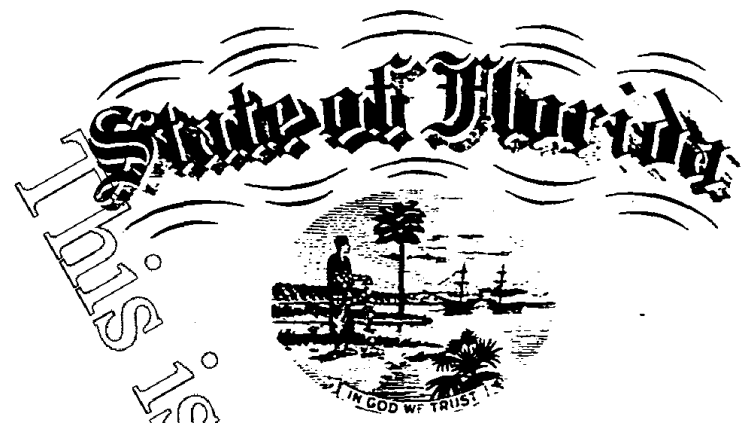
WITNESS my hand and official seal at Lake Worth, County of Palm Beach, and State of Florida, this 24th day of November, 1958.

My commission expires:

Ed. Steber
Notary Public

Notary Public, State of Florida at Large
My Commission Expires June 25, 1961
Bonded by American Surety Co. of N. Y.





Office of Secretary of State

J. R. A. Gray, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct copy of
Certificate of Incorporation of TROPICANA GARDENS, INC.,
a corporation organized and existing under the Laws of
the State of Florida, filed on the 26th day of November,
A. D., 1958 as shown by the records of this office.

Given under my hand and the Great Seal of
the State of Florida at Tallahassee, the Capital,
this the 26th day of November
A. D. 1958.

J. R. A. Gray
Secretary of State

