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ARTICLES OF INCORPORATION

OF

BFC PARK AVENUE GP, INC.

The undersigned incorporator delivers these Articles of Incorporation in order to form a corporation under the Florida Business Corporation Act.

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ARTICLE I
Name

The name of the Corporation is BFC Park Avenue GP, Inc.

ARTICLE II
Principal Office

The principal office of the Corporation is located at 250 South Park Avenue, Suite 630, Winter Park, Florida 32789, and its mailing address is P. O. Box 3010, Winter Park, Florida 32790.

EFFECTIVE DATE
7-18-03

ARTICLE III
Corporate Purposes, Power and Rights

The purpose of the Corporation is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV
Duration of the Corporation

Existence of the Corporation shall commence on the later of the date of subscription of these Articles of Incorporation or the date five business days prior to the date these Articles of Incorporation have been filed by the Secretary of State, and the Corporation shall exist perpetually unless dissolved according to law.

ARTICLE V
Authorized Stock

The total number of shares of capital stock which the Corporation has the authority to issue is 10,000 shares of Common Stock, with a $1.00 par value per share.

ARTICLE VI
Registered Office and Registered Agent

The street address of the initial registered office of the Corporation in the State of Florida shall be 250 South Park Avenue, Suite 630, Winter Park, Florida 32789. The name of the initial registered agent of the Corporation at the registered office shall be W. P. Battaglia.

ARTICLE VII
Initial Board of Directors

The initial Board of Directors shall consist of two persons. The names and addresses of the persons who shall serve as directors of the Corporation until the first meeting of shareholders are:

Name	Address
W. P. Battaglia	P. O. Box 3010, Winter Park, FL 32790
R. E. Battaglia	P. O. Box 3010, Winter Park, FL 32790

ARTICLE VIII
Incorporator

The name and address of the Incorporator of the Corporation is: W. P. Battaglia, P. O. Box 3010, Winter Park, Florida 32790.

ARTICLE IX
Preemptive Rights

The shareholders of the Corporation shall have the preemptive right to acquire unissued or treasury shares of the Corporation as provided under the Act.

Executed this 18th day of July, 2003.

W P Battaglia

W. P. Battaglia, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in these Articles of Incorporation, 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.

W. P. Battaglia
W. P. Battaglia,
Registered Agent

Date: July 18, 2003

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