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LAW OFFICES OF

DINGWALL & CORBIN, LLP

2631 EAST OAKLAND PARK BLVD., SUITE 106
FT. LAUDERDALE, FLORIDA 33306
TELEPHONE: 954-568-6004
FAX: 954-563-7576

DONALD K. CORBIN, ESQ. **WALTER DINGWALL, ESQ**

December 6, 2004

DIVISION OF CORPORATIONS
CORPORATE FILINGS
P.O. BOX 6327
TALLAHASSEE, FLORIDA 32314

RE: SUNNYLAND INDUSTRIAL PROPERTIES, INC.

Dear Sir or Madam:

Please find enclosed the ARTICLES OF INCORPORATION of SUNNYLAND INDUSTRIAL PROPERTIES, INC. Please accept the same for filing. Also enclosed is a money order for $78.75 representing the filing fee, designation of resident agent and certified copy.

Your prompt attention to this matter is appreciated.

Very truly yours,

DONALD K. CORBIN, ESQ.

COPY: CLIENT

ARTICLES OF INCORPORATION
OF
SUNNYLAND INDUSTRIAL PROPERTIES, INC., A FLORIDA CORPORATION

ARTICLE ONE

The name of the corporation is SUNNYLAND INDUSTRIAL PROPERTIES, INC.., A FLORIDA CORPORATION. The initial office address of the corporation is 1450 SOUTH DIXIE HIGHWAY, Pompano Beach, Florida 33060.

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ARTICLE TWO

The duration of the corporation is perpetual.

ARTICLE THREE

The general purposes for which the corporation is organized are:

1. To engage in the business of owning for investment and leasing real property..
2. To transact any other lawful business for which corporation may be incorporated under the FLORIDA GENERAL CORPORATIONS ACT or engage in any other trade or business which can, in the opinion of the board of directors of the corporation, be advantageously carried on in connection with or auxiliary to the foregoing business.
3. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

ARTICLE FOUR

The aggregate number of shares which the corporation is authorized to issue is 7500 shares. Such shares shall be of a single class, and shall have a pare value of $1.00 per share.

ARTICLE FIVE

The street address of the initial registered office of the corporation is c/o DONALD K. CORBIN, ESQ., 2631 East Oakland Park Boulevard, Fort Lauderdale, Florida, and the name of its initial registered agent at such address, is DONALD K. CORBIN, ESQ.

ARTICLE SIX

The number of directors constituting the initial board of directors of the corporation is one. The name and address of each person who is to serve as a member of the initial board of directors is:

STEPHEN EVAN	1450 SOUTH DIXIE HIGHWAY, POMPANO BEACH, FLORIDA 33060
MATTHEW SADD-NAGIM	1450 SOUTH DIXIE HIGHWAY, POMPANO BEACH, FLORIDA 33060

ARTICLE SEVEN

The name and address of each incorporator is:

STEPHEN EVAN	1450 SOUTH DIXIE HIGHWAY, POMPANO BEACH, FLORIDA 33060
MATTHEW SADD-NAGIM	1450 SOUTH DIXIE HIGHWAY, POMPANO BEACH, FLORIDA 33060

EXECUTED by the undersigned at POMPANO BEACH, Broward County, Florida on this 30 day of November 2004.

STEPHEN EVAN, INCORPORATOR

MATTHEW SADD NAGIM

STATE OF FLORIDA
COUNTY OF BROWARD

Before me the undersigned authority, personally appeared STEPHEN EVAN , personally known to me or who produced DL# F150-788-43-0 as identification, and stated that he did sign the above document and the information in the same is true and correct. I affix my hand and seal this 30 day of November, 2004.

Mary K. Schlaugat
My Commission DD294915
Expires May 09, 2008

NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

Before me the undersigned authority, personally appeared MATTHEW SADD-NAGIM, personally known to me or who produced (PERSONALLY KNOWN) as identification, and stated that he did sign the above document and the information in the same is true and correct. I affix my hand and seal this 30 day of NOVEMBER, 2004.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
ORCHID L PRASAD
COMMISSION NUMBER
DD129806
MY COMMISSION EXPIRES
JUNE 30,2006

Orchid L Prasad
NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

THE UNDERSIGNED accepts designation as resident agent of the corporation being filed, SUNNYLAND INDUSTRIAL PROPERTIES, INC., A FLORIDA CORPORATION, and certifies that his office is located at 2631 East Oakland Park Boulevard, Suite 106, Fort Lauderdale, Florida 33306.

DONALD K. CORBIN, ESQ.

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