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(Business Entity Name)

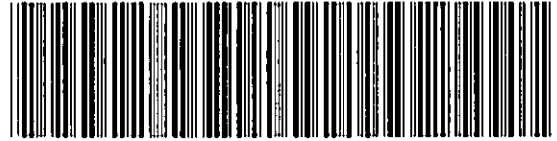
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articles of incorporation

1.

Tiger Bay Mitigation Bank LLC
(CORPORATE NAME AND DOCUMENT #)

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

5.

(CORPORATE NAME AND DOCUMENT #)

6.

(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL
INSTRUCTIONS:**

**ARTICLES OF ORGANIZATION
OF
TIGER BAY MITIGATION LLC**

The undersigned, pursuant to the provisions of Chapter 605.0201 of the Florida Statutes, does hereby set forth the following for the purpose of forming a Limited Liability Company under the laws of the State of Florida:

ARTICLE I

NAME OF COMPANY

The name of the Limited Liability Company (the "Company") is **TIGER BAY MITIGATION LLC**.

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The mailing address and street address of the principal office of the Company are:

Principal Office Address:

1140 North Williamson Boulevard, Suite 140
Daytona Beach, Florida 32114

Mailing Address:

Post Office Box 10809
Daytona Beach, Florida 32120-0809

ARTICLE III

**REGISTERED AGENT, REGISTERED OFFICE AND
REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the initial registered agent are:

Daniel E. Smith
1140 North Williamson Boulevard, Suite 140
Daytona Beach, Florida 32114

18 JAN 17 PM 3:06
TIGER BAY
MITIGATION LLC

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this Article III, 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 obligation of my position as registered agent as provided for in Chapter 605, F.S.

Registered Agent:



Daniel E. Smith

ARTICLE IV

MANAGEMENT

The name and address of the entity authorized to manage and control the Company is:

Title:

Name and Address:

Manager

Consolidated-Tomoka Land Co.
1140 North Williamson Boulevard, Suite 140
Daytona Beach, Florida 32114

ARTICLE V

EFFECTIVE DATE

The effective date of these Articles of Organization shall be the date of filing.

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CLERK

These Articles of Organization are executed in accordance with section 605.0203(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided for in section 817.155, Florida Statutes.

CONSOLIDATED-TOMOKA LAND CO.,

a Florida corporation

(Member of the Company)

By: 

Daniel E. Smith

Senior Vice President, General Counsel and
Corporate Secretary

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