

**Electronic Articles of Incorporation
For**

P05000094910
FILED
July 05, 2005
Sec. Of State
jshivers

HUDSON AVENUE LAND COMPANY

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

HUDSON AVENUE LAND COMPANY

Article II

The principal place of business address:

ONE FINANCIAL PLAZA
18TH FLOOR
FORT LAUDERDALE, FL. 33394

The mailing address of the corporation is:

ONE FINANCIAL PLAZA
18TH FLOOR
FORT LAUDERDALE, FL. 33394

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1500 @\$1.00 PAR VALUE

Article V

The name and Florida street address of the registered agent is:

NANCY HODGES
ONE FINANCIAL PLAZA
18TH FLOOR
FORT LAUDERDALE, FL. 33394

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: NANCY HODGES

Article VI

The name and address of the incorporator is:

NANCY HODGES
ONE FINANCIAL PLAZA
18TH FLOOR
FORT LAUDERDALE, FLORIDA 33394

Incorporator Signature: NANCY HODGES

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
JAMES B CHAPLIN
ONE FINANCIAL PLAZA, 18TH FLOOR
FORT LAUDERDALE, FL. 33394

Title: VP
NANCY HODGES
ONE FINANCIAL PLAZA, 18TH FLOOR
FORT LAUDERDALE, FL. 33394

Article VIII

The effective date for this corporation shall be:

07/05/2005