

To: The Florida Department of State
Subject: 000150.74414

From: Ashley Smith

Wednesday, September 12, 2007 4:14 PM Page 1 of 3

Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : CORPDIRECT AGENTS, INC.
Account Number : 110450000714
Phone : (850) 222-1173
Fax Number : (850) 224-1640

000150.74414

FLORIDA PROFIT/NON PROFIT CORPORATION

PALM CROSSING PROPERTIES, INC.

Certificate of Status	1
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**ARTICLES OF INCORPORATION
OF
PALM CROSSING PROPERTIES, INC.**

ARTICLE I

The name of the corporation is **PALM CROSSING PROPERTIES, INC.** (the "Corporation").

ARTICLE II

The address of the principal office and the mailing address is c/o Seagis Property Group, One Tower Bridge, 100 Front Street, Suite 1370, West Conshohocken, PA 19428.

ARTICLE III

This Corporation shall have authority to issue One Thousand (1,000) shares of Common Capital Stock having a par value of \$0.01 per share.

ARTICLE IV

The street address of the Corporation's initial registered office is 515 E. Park Avenue, Tallahassee, FL 32301, and the name of its initial registered agent at such office is CorpDirect Agents, Inc.

ARTICLE V

The name of the Incorporator is Nancy Cotto and the address of the Incorporator is c/o Greenberg Traurig, P.A. 1221 Brickell Avenue, Miami, FL 33131.

ARTICLE VI-Officers

The initial appointed officers of the Corporation and their positions are:

John Begier, President

Charles Lee, Vice President

Kenneth Moyer, Secretary/Treasurer

ARTICLE VII

This Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 12th day of September, 2007.



NANCY COTTO, Incorporator

MIA 179739181v1 9/11/2007

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TALLAHASSEE, FLORIDA

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H07000228000 3

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Wednesday, September 12, 2007 4:14 PM Page: 3 of 3

H07000228000 3

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of PALM CROSSING PROPERTIES, INC., hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes §607.0505.

Katie Wonsch, Assistant Secretary
CORPDIRECT AGENTS, Inc.
Agent for the Registered Agent

Dated: September 12, 2007

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TALLAHASSEE, FLORIDA

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