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SECRET
TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATION

REGISTERED TO: PATRICIA PYGOTT
OFFICE OF THE CLERK OF THE SUPREME COURT
TALLAHASSEE, FLORIDA

ORDER NO. 7-10-96

ORDER NO. 7-10-96

ORDER NO. 7-10-96

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ORDER NO. 7-10-96

CERTIFICATE OF INCORPORATION
SUNTREE LAND COMPANY, INC.

760 Broadway

Longwood Key, FL 32920

DOMESTIC FILING

NAME: SUNTREE LAND COMPANY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Donna Kendrick

EXAMINER'S INITIALS:

TH
5-10-96

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

SUNTREE LAND COMPANY, INC.

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation..

ARTICLE I NAME

The name of the corporation shall be:

SUNTREE LAND COMPANY, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 760 Broadway
Longboat Key, Florida 34228

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares of common stock having a nominal or par value of \$.10 per share.

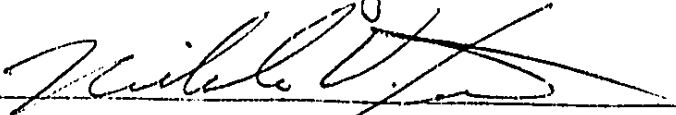
ARTICLE V INCORPORATOR(S)

The name and street address of the incorporator(s) of these

Articles of Incorporation is: Nicholas V. Easterling
760 Broadway
Longboat Key, Florida 34228

The undersigned incorporator(s) has(have) executed these Articles

of Incorporation this 6th day of May, 1996.


Nicholas V. Easterling, Incorporator

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

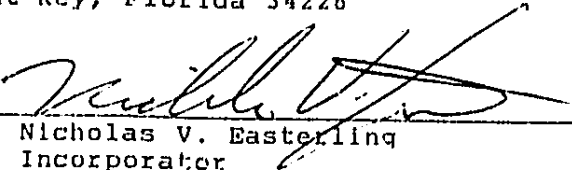
Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

SUNTREE LAND COMPANY, INC.

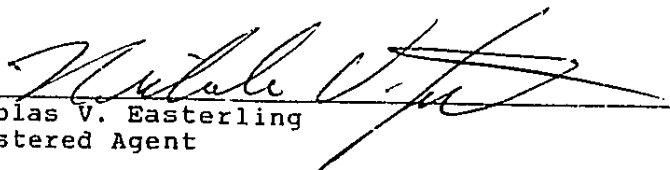
2. The name and address of the registered agent and office is:

Nicholas V. Easterling
760 Broadway
Longboat Key, Florida 34228


Name: Nicholas V. Easterling
Title: Incorporator

Date: May 6, 1996

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.


Nicholas V. Easterling
Registered Agent

Date: May 6, 1996