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FLORIDA DIVISION OF CORPORATIONS
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FROM: RUDNICK & WOLFE
CONTACT: JUDITH E COVEY
PHONE: (813)229-2111

ACCT#: 076424002364

FAX #: (813)229-1447

NAME: 1060 MAITLAND TRUSTEE, INC.
AUDIT NUMBER.....H98000003672
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..1 PAGES..... 4
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TALLAHASSEE, FLORIDA

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EFFECTIVE DATE
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ARTICLES OF INCORPORATION**OF****1060 MAITLAND TRUSTEE, INC.**SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as sole incorporator, adopts these Articles of Incorporation and forms a profit corporation (the "Corporation") under the Florida Business Corporation Act (the "Act"), as follows:

I.
Name

The name of the Corporation is 1060 Maitland Trustee, Inc.

II.
Term of Existence

The date when corporate existence will commence is February 23, 1998 in accordance with the provisions of Section 607.0203(1) of the Act. The Corporation will have perpetual existence thereafter.

III.
Principal Office

The principal office and mailing address of the Corporation is c/o Principal Mutual Life Insurance Company, 711 High Street, Des Moines, Iowa 50392-0001.

IV.
Capital Stock

The Corporation is authorized to issue 1,000 shares of \$1.00 par value common stock, which will be designated Common Stock.

V.
Initial Registered Office and Agent

The street address of the initial registered office of the Corporation is 1200 South Pine Island Road, Plantation, Florida 33324 and the name of its initial registered agent at such address is C T Corporation System.

Prepared by: Christine A. Bay
Florida Bar No. 0322733
Rudnick & Wolfe
101 East Kennedy Blvd., Suite 2000
Tampa, Florida 33602
(813) 229-2111

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VI.
Incorporator

The name and address of the incorporator signing these Articles of Incorporation are:

Name

Christine A. Bay

Address

c/o Rudnick & Wolfe
101 East Kennedy Boulevard
Suite 2000
Tampa, Florida 33602

VII.
Affiliated Transactions

Pursuant to the provisions of 607.0901(5)(a) of the Act, the Corporation elects not to be governed by the requirements or other provisions regarding affiliated transactions as set forth in Section 607.0901 of the Act and, therefore, the terms of such section of the Act will not apply with respect to the approval, adoption, authorization, ratification or effectuation of any affiliated transactions involving the Corporation.

VIII.
Control Share Acquisitions

Pursuant to the provisions of Section 607.0902(5) of the Act, the Corporation elects not to be governed by the requirements or other provisions regarding control-share acquisitions described in Section 607.0902 of the Act. Therefore, the terms and provisions of Section 607.0902 will not apply with respect to any control-share acquisition of any equity securities of the Corporation and the equity securities of the Corporation will have any and all other rights and privileges available under the Act.

IX.
Bylaws

The power to adopt, alter, amend or repeal bylaws will be vested in the Corporation's Board of Directors.

X.
Indemnification

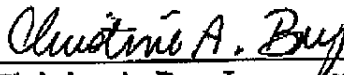
The Corporation will indemnify any director or officer or any former director or officer, to the fullest extent permitted by law.

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XI.
Amendment

These Articles of Incorporation may be amended in the manner provided by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on February 24, 1998.



Christine A. Bay, Incorporator

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ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and to accept service of process for 1060 Maitland Trustee, Inc., at the place designated in these Articles of Incorporation, C T Corporation System hereby accepts the appointment as registered agent and agrees to act in this capacity. C T Corporation System is familiar with and accepts its obligations as registered agent and agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

C T CORPORATION SYSTEM

Dated: February 24, 1998

By: Vicky Goldstein
Name: VICKY GOLDSTEIN
Title: SPECIAL ASSISTANT SECRETARY

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