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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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DIVISION OF CORPORATIONS
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COR AMND/RESTATE/CORRECT OR O/D RESIGN
REGENCY REALTY GROUP, INC.

Table with 2 columns: Item and Value. Rows include Certificate of Status (0), Certified Copy (1), Page Count (03), and Estimated Charge (\$43.75).

Handwritten signature and date 11/7/13

Fax Audit No. H13000243881

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
REGENCY REALTY GROUP, INC.**

FILED
2013 NOV -6 AM 9:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This Corporation was incorporated on July 13, 1990 under the name Regency Realty Group S.C., Inc. Amended and Restated Articles of Incorporation of the Corporation were adopted by unanimous written consent of the Board of Directors effective November 1, 2013 and approved by written consent of the sole shareholder effective November 1, 2013. Such Amended and Restated Articles provide for the reclassification of the Corporation's class of Preferred Stock to Common Stock. The only voting groups entitled to vote on the adoption of such amendment consists of the holders of the Preferred Stock voting as a group, and the holders of the Common Stock voting as a Group. The number of votes cast by each such voting group was sufficient for approval by that voting group.

Upon effectiveness of these Amended and Restated Articles of Incorporation, each outstanding share of the corporation's preferred stock shall, without further action required on the part of the corporation or any shareholder, be and become a share of the corporation's common stock.

The Amended and Restated Articles of Incorporation adopted by the directors and sole shareholder are amended in their entirety to read as follows:

**ARTICLE I
NAME AND ADDRESS**

Section 1.1 Name. The name of the corporation is Regency Realty Group, Inc.

Section 1.2 Address of Principal Office. The address of the principal office of the corporation is One Independent Drive, Suite 114, Jacksonville, Florida 32202.

**ARTICLE II
DURATION**

Section 2.1 Duration. This corporation shall exist perpetually.

**ARTICLE III
PURPOSES**

Section 3.1 Purposes. This corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

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**ARTICLE IV
SHARES**

Section 4.1 Authorized Shares. The aggregate number of shares which the corporation shall have authority to issue is 2,000 shares of common stock having par value of \$1.00 per share. All shares shall be fully paid and nonassessable.

**ARTICLE V
REGISTERED OFFICE AND AGENT**

Section 5.1 Name and Address. The street address of the registered office of this corporation is One Independent Drive, Suite 1300, Jacksonville, Florida 32202, and the name of the registered agent of this corporation at that address is F&L Corp.

**ARTICLE VI
BYLAWS**

Section 6.1 Bylaws. Bylaws may be amended or repealed from time to time by either the board of directors or the shareholders, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.


**ARTICLE VII
INDEMNIFICATION**

Section 7.1 Indemnification. The board of directors is hereby specifically authorized to make provision for indemnification of directors, officers, employees and agents to the full extent permitted by law.

**ARTICLE VIII
AMENDMENT**

Section 8.1 Amendment. This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Amended and Restated Articles the 1st day of November, 2013.



Kathy D. Miller
Senior Vice President

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ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in the foregoing Amended and Restated Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and I accept the obligations of a registered agent.

F&L CORP.

By: Charles V. Hedrick
Charles V. Hedrick, Authorized Signatory

Date: November 1, 2013