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Florida Department of State
Division of Corporations
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Katherine Harris, Secretary of State

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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : STEARNS WEAVER MILLER, ET AL.
Account Number : 076077002504
Phone : (305) 789-3200
Fax Number : (305) 789-3395

FLORIDA PROFIT CORPORATION OR P.A.

TWC Seventy-Six Development, Inc.

Certificate of Status	1
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B. McKnight DEC 22 2000

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ARTICLES OF INCORPORATION
OF
TWC SEVENTY-SIX DEVELOPMENT, INC.

ARTICLE I - NAME

The name of this corporation is TWC SEVENTY-SIX DEVELOPMENT, INC.

ARTICLE II - INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the initial principal place of business of the corporation is 655 North Franklin Street, Suite 2200, Tampa, Florida 33602. The initial mailing address of the corporation is 655 North Franklin Street, Suite 2200, Tampa, Florida 33602.

ARTICLE III - AUTHORIZED SHARES

The maximum number of shares of stock that the corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$.01 per share.

ARTICLE IV - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation is 2200 Museum Tower, 150 West Flagler Street, Miami, Florida 33130 and the initial registered agent of this corporation at that address is Brian J. McDonough.

ARTICLE V - INCORPORATOR

The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
Brian J. McDonough	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

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Filed by: J. Gerstenfeld, Corp. Legal Asst.
Stearns Weaver Miller, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

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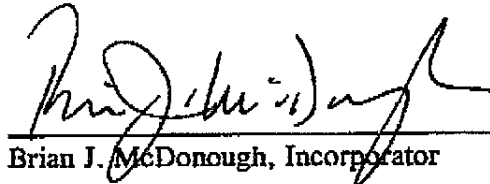
ARTICLE VI - INITIAL BOARD OF DIRECTORS

The name and street address of the sole member of this corporation's initial Board of Directors is as follows:

Jack Wilson

655 North Franklin Street
Suite 2200
Tampa, Florida 33607

IN WITNESS WHEREOF, the undersigned does hereby execute this instrument this 21st day of December, 2000.



Brian J. McDonough, Incorporator

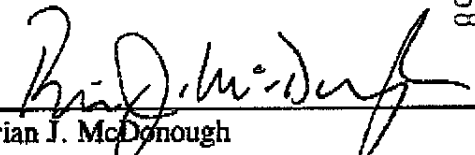
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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

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 agent, in the State of Florida.

1. The name of the corporation is TWC SEVENTY-SIX DEVELOPMENT, INC.
2. The name and address of the registered agent and office is:

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

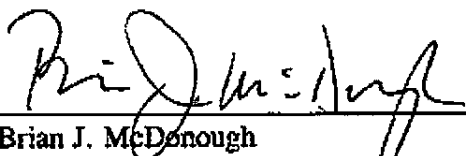


Brian J. McDonough

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Dated this 21st day of December, 2000.

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES, AND ACCEPTS THE DUTIES AND OBLIGATIONS OF ITS POSITION AS REGISTERED AGENT INCLUDING THOSE CONTAINED IN SECTION 607.0505, FLORIDA STATUTES.



Brian J. McDonough

Dated this 21st day of December, 2000.

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