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FLORIDA PROFIT/NON PROFIT CORPORATION

FPOC VIII INC.

Certificate of Status	0
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ARTICLES OF INCORPORATION
OF

FPOC VIII INC.

ARTICLE I

The name of the corporation is FPOC VIII 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 10th day of August, 2007


NANCY COTTO, Incorporator

MIA 179709165v1 8/9/2007

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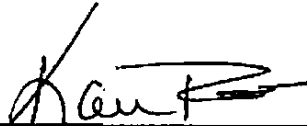
From: Tracy Spear

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

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



CORP DIRECT AGENTS, INC.
Agent for the Registered Agent

Dated: August 10, 2007

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