

00/04/96 TUE JUN 4 1996

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6/04/96

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS FROM: LOWNDES, DROSDICK, DOSTER,
KANTOR &

DEPARTMENT OF STATE

215 N EOLA DR

STATE OF FLORIDA

409 EAST GAINES STREET

ORLANDO FL 32801-

TALLAHASSEE, FL 32399

CONTACT: PATTIE M CALLAHAN

FAX: (904) 922-4000

PHONE: (407) 843-4600

FAX: (407) 423-4495

((H96000007781)))

DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR

P.A.

NAME: TUSCANY PROPERTIES, INC.

FAX AUDIT NUMBER: H96000007781

CURRENT STATUS: REQUESTED

DATE REQUESTED: 06/04/1996

TIME REQUESTED: 10:40:04

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

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DIVISION OF CORPORATIONS

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H960000077H1

ARTICLES OF INCORPORATION
OF
TUSCANY PROPERTIES, INC.

FILED
96 JAN -4 PM 12:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is TUSCANY PROPERTIES, INC.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the principal office and the mailing address of the corporation shall be 205 East Central Boulevard, Suite 600, Orlando, Florida 32801.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of ONE CENT (\$0.01) par value common stock.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 215 North Eola Drive, Orlando, Florida 32801 and the name of the initial registered agent of this corporation at that address is James Balletta.

ARTICLE V - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time as provided in the Bylaws of the corporation, but shall never be less than one (1). The name and address of the initial director are as follows:

Angelo R. Teeter

205 E. Central Blvd., Suite 600
Orlando, Florida 32801

This document was prepared by:

JAMES BALLETTA, ESQ.

Florida Bar Number: 443050
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
P. O. Box 2809
Orlando, Florida 32802-2809
(407) 843-4600

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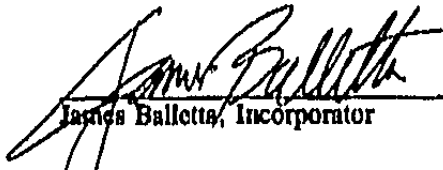
ARTICLE VI - INCORPORATOR

The name and address of the person signing these Articles are as follows:

James Balletta

215 North Eola Drive
Orlando, Florida 32801

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of
Incorporation this 4th day of June, 1996.


James Balletta, Incorporator

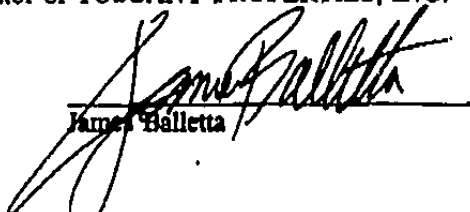
ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of TUSCANY
PROPERTIES, INC.


James Balletta

WAIVER OF SUBSCRIPTION RIGHTS

The undersigned hereby waives any rights of subscription which may have accrued by
virtue of the undersigned acting as Incorporator of TUSCANY PROPERTIES, INC.


James Balletta

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