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FLORIDA DIVISION OF CORPORATIONS
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CONTACT: ~~ANNE V. ELLIS~~ MARY MAXWELL

PHONE: (813) 821-7000

FAX #: (813) 822-3768

NAME: SOUTH CORE COMMERCIAL, INC.

AUDIT NUMBER.....H97000019233

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

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EFFECTIVE DATE

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ARTICLES OF INCORPORATION

97 NOV 19 AM 8: 53

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SOUTH CORE COMMERCIAL, INC.

The undersigned incorporator, by the execution of these Articles of Incorporation, does hereby form a corporation (this "Corporation") under and accept all the rights, privileges, benefits and obligations conferred and imposed by the Florida Business Corporation Act, and does hereby adopt these Articles of Incorporation of and for this Corporation in accordance with the laws of the State of Florida.

ARTICLE I

Corporate Name

The name of this Corporation shall be:

SOUTH CORE COMMERCIAL, INC.

ARTICLE II

Mailing Address

The street address of the initial principal office and the mailing address of this Corporation as of the time of execution of these Articles of Incorporation are both as follows:

One Progress Plaza
Barnett Tower, Suite 2300
200 Central Avenue
St. Petersburg, FL 33701-4352

THIS INSTRUMENT PREPARED BY:

JOEL B. GILES, ESQUIRE, Florida Bar No. 350591
Carlton, Fields, Ward, Emmanuel, Smith & Cutler, P.A.
Barnett Tower
One Progress Plaza, Suite 2300
Post Office Box 2861
St. Petersburg, Florida 33731-2861
(813) 821-7000
(813) 822-3768 (Facsimile)

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ARTICLES OF INCORPORATION OF
SOUTH CORE COMMERCIAL, INC.PAGE 2

ARTICLE III

Capital Stock

The aggregate number of shares of capital stock authorized to be issued by this Corporation shall be 1,000,000 shares of Common Stock with a par value of \$.01 per share, all of which shares shall be designated Common Stock. Such shares together shall have unlimited voting rights and shall be entitled to receive the net assets of this Corporation upon dissolution of this Corporation.

ARTICLE IV

Commencement of Existence

The existence of this Corporation shall commence on the date these Articles of Incorporation are executed by the incorporator of this Corporation, if these Articles of Incorporation are filed by the Department of State of the State of Florida within five (5) business days after such execution. If filed after such five (5) days, the existence of this Corporation shall commence upon the filing of these Articles by the Department of State of the State of Florida.

ARTICLE V

Registered Office and Registered Agent

The name of this Corporation's initial registered agent at this Corporation's initial registered office, and the street address of such office, are as follows:

JOEL B. GILES
One Progress Plaza
Barnett Tower, Suite 2300
200 Central Avenue
St. Petersburg, FL 33701-4352

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ARTICLES OF INCORPORATION OF
SOUTH CORE COMMERCIAL, INC.
PAGE 3

ARTICLE VI

Incorporator

The name and street address of the incorporator of this Corporation are as follows:

JOEL B. GILES
One Progress Plaza
Barnett Tower, Suite 2300
200 Central Avenue
St. Petersburg, FL 33701-4352

ARTICLE VII

Initial Board of Directors

The initial Board of Directors of this Corporation shall consist of one (1) member who, subject to these Articles of Incorporation, the Bylaws of this Corporation and applicable law, shall hold office until the earlier to occur of the first annual meeting of stockholders of this Corporation or the first special meeting of stockholders of this Corporation one of the purposes of which is to elect directors of this Corporation, or until such earlier time as a successor or successors has or have been duly elected and qualified. Set forth below are the name and mailing address of the initial director:

JOEL B. GILES
One Progress Plaza
Barnett Tower, Suite 2300
200 Central Avenue
St. Petersburg, FL 33701-4352

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 18th day of November, 1997.



JOEL B. GILES, Incorporator

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SENT BY:CARLTON FIELDS

;11-18-97 ; 5:21PM ;

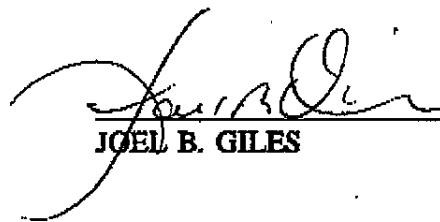
CARLTON FIELDS→ Department of State;# 5/ 5

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned, JOEL B. GILES, having been appointed registered agent for the above named corporation, does hereby accept such appointment and agrees and consents to act in such capacity. The undersigned is familiar with, and accepts, the obligations of a registered agent imposed by the Florida Business Corporation Act.

DATED this 18th day of November, 1997.



JOEL B. GILES

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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