

09/14/98 MON 11:55 FAX 1 407 423 4495

LOWNDES DROSDICK

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9/14/98 FLORIDA DIVISION OF CORPORATIONS 11:28 AM
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((H98000017065 7)))

TO: DIVISION OF CORPORATIONS FAX #: (850)922-4001

FROM: LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P. ACCT#: 072720000036
CONTACT: KAREN L DIDEA
PHONE: (407)843-4600 FAX #: (407)843-4444

NAME: SHOWCASE REALTY, INC.
AUDIT NUMBER.....H98000017065
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
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** ENTER 'M' FOR MENU. **

ATTORNEY: 427

CLIENT: 099998

MATTER: 45092

COMMENTS:

PLEASE NOTE THAT THIS DOCUMENT MUST BE FILED WITH AN EFFECTIVE DATE OF TODAY,
September 14, 1998. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CALL ME.

THANK YOU FOR YOUR ASSISTANCE IN THIS MATTER.

GAIL S. ANDRE
Direct Dial: 407/418-6203

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98 SEP 14 PM 12:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

98 SEP 14 PM 12: 51

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SHOWCASE REALTY, INC.

ARTICLE I - NAME

The name of this corporation is SHOWCASE REALTY, INC.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the principal office and the mailing address of the corporation shall be
2061 Judith Place, Longwood, Florida 32779.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue ONE THOUSAND (1,000) shares of TEN CENTS
(\$0.10) par value common stock.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2061 Judith Place,
Longwood, Florida 32779, and the name of the initial registered agent of this corporation at that
address is George H. Billings, Jr.

ARTICLE V - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors 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 names and addresses of the initial directors are as follows:

George H. Billings, Jr.

2061 Judith Place
Longwood, Florida 32779

This document was prepared by:

Richard J. Fildes, Esquire

Florida Bar Number: 273345

Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

P. O. Box 2809

Orlando, Florida 32802-2809

(407) 843-4600

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James J. Bible

1342 Marcy Drive
Longwood, Florida 32750

Richard J. Fildes

2514 Gatlin Avenue
Orlando, Florida 32806

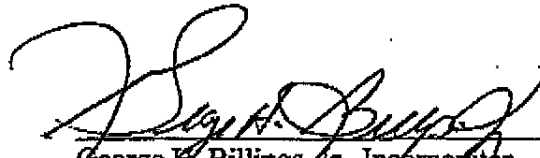
ARTICLE VI - INCORPORATOR

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

George H. Billings, Jr.

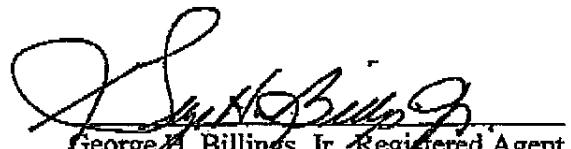
2061 Judith Place
Longwood, Florida 32779

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of
Incorporation this 14th day of September, 1998.


George H. Billings, Jr., Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of SHOWCASE
REALTY, INC.


George H. Billings, Jr., Registered Agent

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