

11/09/98

FLORIDA DIVISION OF CORPORATIONS
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(((H98000020878 8)))

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TO: DIVISION OF CORPORATIONS

FAX #: (850) 922-4001

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

ACCT#: 072720000036

FAX #: (407) 843-4444

NAME: PICERNE STRATFORD POINT DEVELOPMENT, INC.

AUDIT NUMBER.....H98000020878

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

CERT. OF STATUS..1

PAGES..... 2

CERT. COPIES.....1

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 AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND <CR>:

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 SECRETARY OF STATE
 DIVISION OF CORPORATIONS
 98 NOV -9 AM 7:42

ATTN:

Dear Examiner :

This corporation will act as the general partner
 of Picerne Stratford Point Limited Partnership (H98000020881),
 which will act as general partner of Stratford Point Limited
 Partnership. ^(H98000020883) Please instruct the limited partnership
 section to NOT reject the limited partnership filing
 as a result of the failure to receive knowledge of
 the submission of the following Articles of Incorporation.

Thank you.

F. CHESSEY NOV 10 1998

Also, please assign 11/09/98 as the filing
 date.

Kelly Costantino

407/418-6389

H98000020878

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98 NOV - 9 AM 7:42

ARTICLES OF INCORPORATION

OF

PICERNE STRATFORD POINT DEVELOPMENT, INC.

ARTICLE I - NAME

The name of this corporation is PICERNE STRATFORD POINT DEVELOPMENT, INC.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the principal office and the mailing address of the corporation shall be
247 North Westmonte Drive, Altamonte Springs, Florida, 32714.

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 W. Terry Costolo, Esquire.

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:

Robert M. Picerne

247 North Westmonte Drive
Altamonte Springs, Florida 32714

This document was prepared by:

W. Terry Costolo, Esq.

Florida Bar Number: 0712523

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

P. O. Box 2809

Orlando, Florida 32802-2809

(407) 843-4600

H98000020878

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ARTICLE VI - INCORPORATOR

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

W. Terry Costolo

215 North Eola Drive
Orlando, Florida 32801

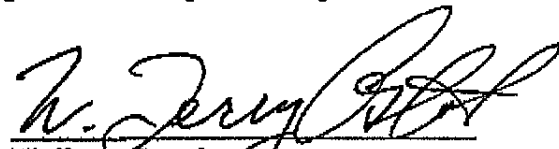
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of
Incorporation this 9th day of November, 1998.


W. Terry Costolo, as Incorporator

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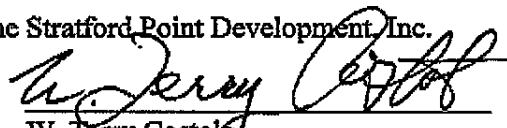
ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of PICERNE
STRATFORD POINT DEVELOPMENT, INC.


W. Terry Costolo

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 Picerme Stratford Point Development, Inc.


W. Terry Costolo