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FLORIDA PROFIT CORPORATION OR P.A.

TWC Ninety-Nine Development, Inc.

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TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
TWC NINETY-NINE DEVELOPMENT, INC.

ARTICLE I - NAME

The name of this corporation is TWC NINETY-NINE DEVELOPMENT, INC.

ARTICLE II - INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the initial principal place of business of the corporation is 6200 Courtney Campbell Causeway, Suite 600, Tampa, Florida 33607. The initial mailing address of the corporation is 6200 Courtney Campbell Causeway, Suite 600, Tampa, Florida 33607.

ARTICLE III - AUTHORIZED SHARES

The maximum number of shares of stock that the corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$.01 per share.

ARTICLE IV - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation is 2200 Museum Tower, 150 West Flagler Street, Miami, Florida 33130 and the initial registered agent of this corporation at that address is Brian J. McDonough.

Filed by:
Brian J. McDonough, Esq.
Florida Bar No. 0337927
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130
Telephone: 305-789-3200
Facsimile: 305-789-3395

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ARTICLE V - INCORPORATOR

The name and address of the incorporator is as follows:

Name

Address

Brian J. McDonough

2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

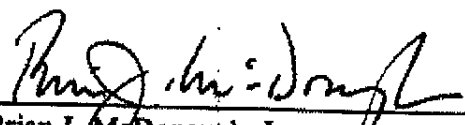
ARTICLE VI - INITIAL BOARD OF DIRECTORS

The name and street address of the sole member of this corporation's initial Board of Directors is as follows:

Jack Wilson

6200 Courtney Campbell Causeway
Suite 600
Tampa, Florida 33607

IN WITNESS WHEREOF, the undersigned does hereby execute this instrument this 2nd day of March, 1999.



Brian J. McDonough, Incorporator

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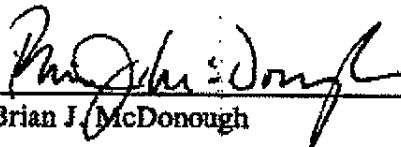
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CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent, in the State of Florida.

1. The name of the corporation is TWC NINETY-NINE DEVELOPMENT, INC.
2. The name and address of the registered agent and office is:

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130


Brian J. McDonough

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Dated this 2nd day of March, 1999.

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES, AND ACCEPTS THE DUTIES AND OBLIGATIONS OF ITS POSITION AS REGISTERED AGENT INCLUDING THOSE CONTAINED IN SECTION 607.0505, FLORIDA STATUTES.


Brian J. McDonough

Dated this 2nd day of March, 1999.

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