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W. H. McAnnally IV
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Sunshine State Federal S & L Bldg.
420 W. Brandon Blvd., Suite 202
Brandon, FL 33511
(813) 653-0772



Department of State
Division of Corporations
Corporate Records Bureau
P.O. Box 6327
Tallahassee, Florida 32314

August 25, 1999

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-08/30/99--01122--010
*****70.00 *****70.00

Re: SIMS DEVELOPMENT GROUP, INC.

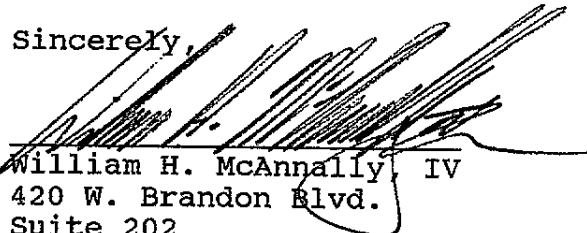
Dear Clerk,

Enclosed are an original and one copy of Articles of Incorporation for the above-named corporation. In addition, a check in the sum of \$70.00 is enclosed which represents the following fees:

Filing Fee	\$35.00
Registered agent fee	\$35.00

Please file the original of the enclosed Articles of Incorporation and return a non-certified copy to the undersigned.

Sincerely,


William H. McAnnally IV
420 W. Brandon Blvd.
Suite 202
Brandon, FL 33511
(813) 653-0772

FILED
99 AUG 30 PM 3:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
SIMS DEVELOPMENT GROUP, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation shall be SIMS DEVELOPMENT GROUP, INC.

ARTICLE II - DURATION

The corporation shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose of this corporation is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation shall be 420 W. Brandon Blvd., Suite 202, Brandon, FL 33511. The initial Registered Agent of this corporation at such office, shall be WILLIAM H. MCANNALLY, IV, who upon accepting this designation

agrees to comply with the provisions of Section 48.091, Florida Statutes, as amended from time-to-time with respect to keeping an office open for service of process.

ARTICLE VI
PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office address of this corporation shall be 2001 Oakwood Knoll Ct., Valrico, FL 33594. The principal mailing address of this corporation shall be P.O. Box 2522, Valrico, FL 33595-2522.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of two (2) members. The number of directors may be increased or decreased from time-to-time by vote of the Shareholders as set out in the By-Laws. The names and addresses of the initial Board are:

NAME	ADDRESS
WALTER D. AMADEN	2001 Oakwood Knoll Ct. Valrico, FL 33594
RONALD L. SIMS	2707 E. Grand Reserve Cir. Clearwater, FL 33759

ARTICLE VIII - INCORPORATORS

The names and addresses of the persons signing these Articles of Incorporation are:

NAME	ADDRESS
WALTER D. AMADEN	2001 Oakwood Knoll Ct. Valrico, FL 33594
RONALD L. SIMS	2707 E. Grand Reserve Cir. Clearwater, FL 33759

ARTICLE IX
AMENDMENT OF ARTICLES

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation, this 26th day of August, 1999.

Walter D. Amaden
WALTER D. AMADEN,
as Incorporator

Ronald L. Sims
RONALD L. SIMS,
as Incorporator

William H. McAnnally, IV
WILLIAM H. MCANNALLY, IV,
as Registered Agent

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Articles of Incorporation of SIMS DEVELOPMENT GROUP, INC., was acknowledged before me this 26th day of August, 1999, by WALTER D. AMADEN and RONALD L. SIMS, as incorporators, who are personally known to me or who have produced a Florida driver's license, as identification and who did not take an oath.

(SEAL)

Joann L. Merrell
(Signature of person taking acknowledgment)
Joann L. Merrell
(Printed Name of officer taking acknowledgment)
NOTARY PUBLIC
(Title or rank)
Secretary CC583007
(Serial number, if any)



CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING REGISTERED OFFICE
AND REGISTERED AGENT (AND RESIDENT AGENT)

Pursuant to applicable Florida Statutes, the following is submitted:

That SIMS DEVELOPMENT GROUP, INC., desiring to organize under the laws of the State of Florida, with its Registered Office as indicated in the ARTICLES OF INCORPORATION at 420 W. Brandon Blvd., Suite 202, Brandon, FL 33511, has named WILLIAM H. MCANNALLY, IV, as its Registered Agent (and Resident Agent).

ACKNOWLEDGMENT

Having been named Registered Agent for the above-stated corporation as designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


WILLIAM H. MCANNALLY, IV

FILED
99 AUG 30 PM 3:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA