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ACCOUNT NO. : 072100000032

REFERENCE : 918305 5041389

AUTHORIZATION :

COST LIMIT : \$ 96.25

Patricia P...

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : December 4, 2000

ORDER TIME : 2:03 PM

ORDER NO. : 918305-005

CUSTOMER NO: 5041389

CUSTOMER: Ms. Linda R. Leonard
Lowe Enterprises, Inc.
11777 San Vicente Blvd.
Suite 900
Los Angeles, CA 90049

FOREIGN FILINGS

600003492616--6

NAME: LOWE ENTERPRISES COMMUNITY
DEVELOPMENT, INC.

XXXX QUALIFICATION (TYPE: CO)

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPIES (2)
XX CERTIFICATE OF GOOD STANDING (1)

CONTACT PERSON: Tamara Odom -- EXT# 1104

EXAMINER:

3/4
12/11

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RECEIVED
DIVISION OF CORPORATIONS
DEPARTMENT OF STATE

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT
BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.*

1. Lowe Enterprises Community Development, Inc.
(Name of corporation; must include the word "INCORPORATED", "COMPANY", "CORPORATION" or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of natural person or partnership if not so contained in the name at present.)
2. Virginia 3. 31-1638905
(State or country under the law of which it is incorporated) (FEI number, if applicable)
4. March 3, 1999 5. Perpetual
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

6. Upon Qualification
(Date first transacted business in Florida. If corporation has not transacted business in Florida, insert "upon qualification.")
(SEE SECTIONS 607.1501, 607.1502 and 817.155, F.S.)

7. 1945 Old Gallows Road, Suite 210, Vienna Virginia 22182
(Principal office address)
- 11777 San Vicente Boulevard, Suite 900, Los Angeles, CA 90049
(Current mailing address)

8. Real Estate Development
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box or Mail Drop Box NOT acceptable)

Name: Corporation Service Company

Office Address: 1201 Hays Street

Tallahassee, Florida 32301
(City) (Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

**Laura R. Dunlap
as its agent**

Laura R. Dunlap
(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: Robert J. Lowe

Address: 11777 San Vicente Boulevard, Suite 900
Los Angeles, California 90049

Vice Chairman: Brian T. Prinn

Address: 11777 San Vicente Boulevard, Suite 900
Los Angeles, California 90049

Director: Peter A. Del Franco

Address: 11777 San Vicente Boulevard, Suite 900
Los Angeles, California 90049

Director: James M. DeFrancia

Address: 1945 Old Gallows Road, Suite 210
Vienna, Virginia 22182

B. OFFICERS (See attached Addendum for additional officers)

President: James M. DeFrancia

Address: 1945 Old Gallows Road, Suite 210
Vienna, Virginia 22182

Sr. Vice President: Timothy J. Bell

Address: 9324 Lakeside Boulevard
Owings Mills, Maryland 21117

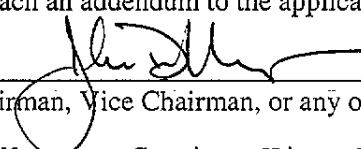
Sr. V.P. and Secretary: John M. DeMarco

Address: 11777 San Vicente Blvd, Suite 900, Los Angeles, CA 90049

Exec. VP and Treasurer: Peter A. Del Franco

Address: 11777 San Vicente Blvd, Suite 900, Los Angeles, CA 90049

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. 
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. John M. DeMarco, Senior Vice President

(Typed or printed name and capacity of person signing application)

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TALLAHASSEE, FLORIDA

LOWE ENTERPRISES COMMUNITY DEVELOPMENT, INC.

**STATE OF FLORIDA –OFFICERS ADDENDUM TO
APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO
TRANSACTION BUSINESS IN FLORIDA**

12.B. (continued)

The names and respective addresses of its officers are:

Officers (Continued)

Name/Title

Address

Salve A. Penny
Senior Vice President
and Assistant Secretary

11777 San Vicente Blvd., Suite 900
Los Angeles, CA 90049

Mark Kevin McDonald
Vice President

9324 Lakeside Boulevard
Owings Mills, MD 21117

Charles J. Shaffer, III
Vice President

One Old Kings Road
Palm Coast, FL 32137

Carmen Gilmore
Assistant Vice President

9324 Lakeside Boulevard
Owings Mills, MD 21117

Denise Viersen
Assistant Secretary

1945 Old Gallows Road, Suite 210
Vienna, VA 22182

Linda R. Leonard
Assistant Secretary

11777 San Vicente Blvd., Suite 900
Los Angeles, CA 90049

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TALLAHASSEE, FLORIDA

Commonwealth of Virginia



State Corporation Commission

I Certify the Following from the Records of the Commission:

LOWE ENTERPRISES COMMUNITY DEVELOPMENT, INC. is a corporation existing under and by virtue of the laws of Virginia, and is in good standing.

The date of incorporation is March 03, 1999.

Nothing more is hereby certified.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

*Signed and Sealed at Richmond on this Date:
December 4, 2000*



Joel H. Peck
Joel H. Peck, Clerk of the Commission