

P97000080130



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 530873 4390546

AUTHORIZATION :

Patricia Piquito

COST LIMIT : \$ 122.50

ORDER DATE : September 16, 1997

ORDER TIME : 10:26 AM

ORDER NO. : 530873-005

600002294426--2

CUSTOMER NO: 4390546

CUSTOMER: Ms. Carin Melby
WCI COMMUNITIES, INC.

Suite 300
24301 Walden Center Drive
Bonita Springs, FL 34134

DOMESTIC FILING

NAME: LAND DEVELOPMENT SERVICES,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap

EXAMINER'S INITIALS:

FILED
97 SEP 16 PM 12:13
TALLAHASSEE, FLORIDA
STATE DEPARTMENT OF REVENUE

RECEIVED
97 SEP 16 AM 11:33
DIVISION OF CORPORATION

SN SEP 16 1997

**ARTICLES OF INCORPORATION
OF
LAND DEVELOPMENT SERVICES, INC.**

FILED

97 SEP 16 PM 12:13

SEC. OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for purposes of forming a corporation under the Florida Business Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation is Land Development Services, Inc. The principal place of business of this corporation shall be 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

ARTICLE II. NATURE OF BUSINESS

The purpose of the corporation is to engage in any lawful activities or business for which a corporation may be organized under the Florida Business Corporation Act.

ARTICLE III. CAPITAL STOCK

The total number of shares of stock that this corporation shall have the authority to issue is One Hundred (100) shares of common stock having a par value of \$0.01 per share.

ARTICLE IV. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134, and the name of the initial registered agent of the corporation is Vivien N. Hastings.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

This corporation shall have three directors initially. The number of directors may be changed from time to time in accordance with the By-Laws but shall never be less than one. The names and addresses of the initial directors of the corporation are:

Alfred P. Dougherty

24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

Frank Kurchinski

24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

Steve Gunden

24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

ARTICLE VII. SOLE INCORPORATOR

The name and street address of the sole incorporator is:

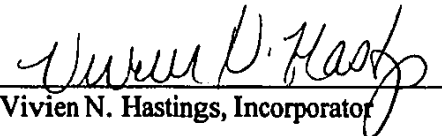
Vivien N. Hastings

24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

ARTICLE VIII. INDEMNIFICATION

This corporation shall indemnify each officer and director, including former officers and directors, to the full extent permitted by law.

IN WITNESS WHEREOF, THE UNDERSIGNED, as Incorporator, hereby executes these Articles of Incorporation on the 11th day of September, 1997.


Vivien N. Hastings, Incorporator

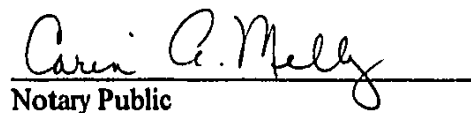
STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Vivien N. Hastings, known to me and known by me to be the person described in and who executed the foregoing and who acknowledged before me that she executed the same for the uses and purposes therein expressed. She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 11th day of September, 1997.



CARINA A. MELBY
COMMISSION # CC592379
EXPIRES DEC 08, 2000
BONDED THROUGH
ATLANTIC BONDING CO., INC.


Notary Public

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Vivien N. Hastings
Vivien N. Hastings

Date: September 11, 1997

FILED
97 SEP 16 PM 12:13
TALLAHASSEE, FLORIDA
STATE