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June 30, 1999

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*****78.75 *****78.75

Corporate Records Bureau
Division of Corporations
Department of State
409 E. Gaines Street
Tallahassee, FL 32399

RE: PROPERTY DEVELOPMENT SERVICES OF VIERA, INC.

Ladies and Gentlemen:

Enclosed is the original and one copy of the proposed Articles of Incorporation for the above-named corporation, a Registered Agent Designation, and a check to your order in payment of the following items:

1.	Filing	\$ 35.00
2.	Certified copy of the Articles of Incorporation	\$ 8.75
3.	Registered Agent Designation	\$ 35.00
	TOTAL	\$ 78.75

Please send the certified copy of the Articles of Incorporation to the undersigned.

Thank you for your assistance.

Sincerely,

David M. Presnick
(Signature)

David M. Presnick
Signed in his absence to avoid delay

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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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7-12-99
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**ARTICLES OF INCORPORATION
OF
PROPERTY DEVELOPMENT SERVICES OF VIERA, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article 1
Name

The name of the corporation is **PROPERTY DEVELOPMENT SERVICES OF VIERA, INC.**

Article 2
Duration

This duration of this corporation is perpetual. The date and time of commencement is the time these Articles are subscribed and acknowledged if filed with the Department of State of the State of Florida within five (5) days after such date, but if not filed within five (5) days, the time of filing with the Department of State.

Article 3
General Purposes

The general purposes for which this corporation is initially organized are to engage in any or all lawful business for which corporations may be incorporated under Florida law.

Article 4
Shares

The aggregate number of shares of stock which the corporation shall have authority to issue is 1,000 shares of common voting stock having a par value of \$1.00 per share.

Article 5
Principal Office and Registered Agent

The street address of the principal office of the corporation is 1469 Patriot Drive, Melbourne, Florida 32940. The name of the initial registered agent of the corporation at that address is James E. Ferguson.

Article 6
Directors

The number of directors constituting the initial board of directors is three (3), and the names and addresses of the persons who are to serve as members thereof are as follows:

<u>NAME</u>	<u>STREET ADDRESS</u>
James E. Ferguson	1469 Patriot Drive Melbourne, Florida 32940
Michael A. Fleming	8019 Bradwick Way Melbourne, Florida 32940
George Smollen	703 Glengary Melbourne, Florida 32940

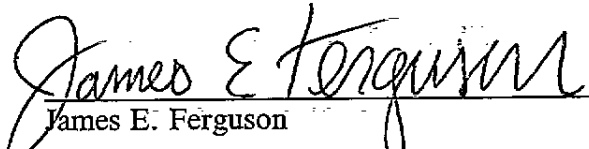
The number of directors may be changed from time to time by the bylaws.

Article 7
Incorporator

The name and street address of the incorporator and subscriber to 1,000 shares of the common voting stock of this corporation is as follows:

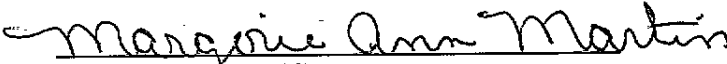
<u>NAME</u>	<u>STREET ADDRESS</u>
James E. Ferguson	1469 Patriot Drive Melbourne, Florida 32940

IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand and hereby executes the foregoing Articles of Incorporation under the laws of the State of Florida this 17 day of June, 1999.


James E. Ferguson

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 17 day of June, 1999, by James E. Ferguson, who is personally known to me, and who did not take an oath.


NOTARY PUBLIC

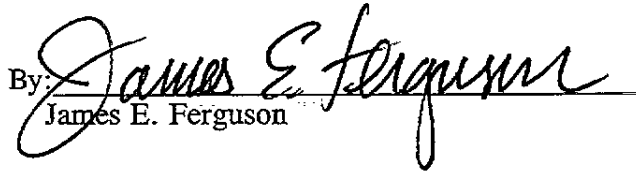


Margorie Ann Martin
Commission # CC 787337
Expires DEC. 14, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED
AGENT AND STREET ADDRESS FOR SERVICE OF PROCESS

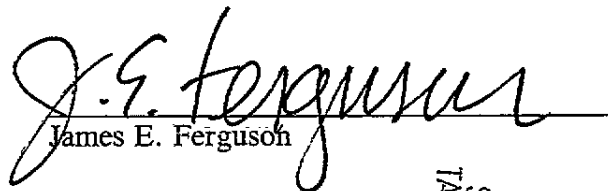
Pursuant to Section 48.091, *Florida Statutes*, **PROPERTY DEVELOPMENT SERVICES
OF VIERA, INC.** hereby designates James E. Ferguson and 1469 Patriot Drive, Melbourne,
Florida 32940, as its registered agent and the street address of its registered office, respectively,
for service of process within the State of Florida.

**PROPERTY DEVELOPMENT
SERVICES OF VIERA, INC.**

By: 
James E. Ferguson

ACCEPTANCE OF DESIGNATION

I hereby accept the foregoing designation as registered agent of **PROPERTY
DEVELOPMENT SERVICES OF VIERA, INC.** for service of process within the State of
Florida.


James E. Ferguson

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TALLAHASSEE, FLORIDA