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April 5, 1996

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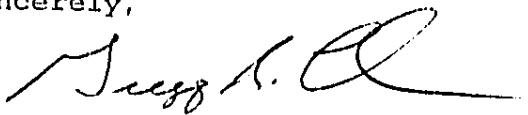
Department of State
Division of Corporations
409 East Gaines St.
Tallahassee, FL 32399

RE: First Title of Florida, Inc.

Enclosed please find an original and one copy of the Articles of Incorporation for the above named corporation and a check in the amount of \$131.25. Said check shall cover the charge for:

- a. Registered Agent Designation;
- b. Filing Fees;
- c. Certified Copy of Articles of Incorporation;
- d. Certificate of Status

Sincerely,



Gregg R. Lehrer, Esq.
20197 N.E. 16th Place
N. Miami Beach, FL 33179

FILED
95 APR - 8 AM 10:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLES OF INCORPORATION 96 APR -8 AM 10:12
FOR
FIRST TITLE OF SOUTH EAST FLORIDA, INCORPORATED STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be **FIRST TITLE OF SOUTHEAST FLORIDA, INC.** The principal place of business of this Corporation is:

20197 N.E. 16th Place
N. Miami Beach, Florida 33179

ARTICLE II
PURPOSE

The Corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE III
DURATION

This Corporation shall exist perpetually unless dissolved under Florida Law.

ARTICLE IV
CAPITAL STOCK

The Corporation is authorized to issue One Hundred (100) shares of One Dollar (\$1.00) par value Common Stock, which shall be designated "Common Shares".

ARTICLE V
PREEMPTIVE RIGHTS

The Corporation shall offer its shareholders full preemptive rights to acquire the Corporation's unissued shares, in accordance with applicable law.

ARTICLE VI
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Agent and the name of the Initial Registered Agent at that office is:

Gregg R. Lehrer, Esq.
20197 N.E. 16th Place
N. Miami Beach, FL 33179

ARTICLE VII
INCORPORATOR

The names and addresses of the Incorporator to these Articles of Incorporation is:

Name	Address
Gregg R. Lehrer, Esq.	20197 N.E. 16th Place N. Miami Beach, FL 33179

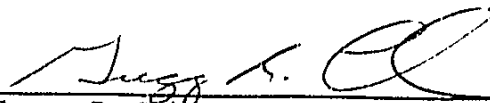
ARTICLE VIII
DIRECTORS

The Board of Directors shall consist of two (2) members. The number of Directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1).

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of the By-Laws:

Name	Address
1. Gregg R. Lehrer	20197 N.E. 16th Place N. Miami Beach, FL 33179
2. Scott H. Olinick	20197 N.E. 16th Place N. Miami Beach, FL 33179

IN WITNESS WHEREOF, the Incorporator has affixed his signature this day and year set forth below.



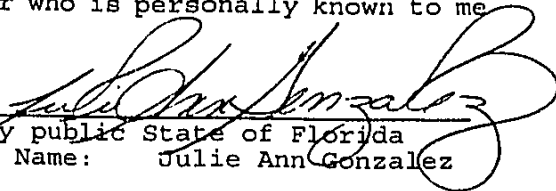
Gregg R. Lehrer, Incorporator

STATE OF FLORIDA

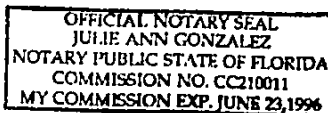
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 3rd day of April, 1996 by Gregg R. Lehrer who is personally known to me and who did not take an oath.

My Commission Expires:



Notary public State of Florida
Print Name: Julie Ann Gonzalez



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96 APR -8 AM 10:12

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING 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 office/registered agent, in the State of Florida.

1. The name of the Corporation is:

First Title of Southeast Florida, Inc.

2. The name and address of the registered agent/registered office is:

Gregg R. Lehrer, Esq.

20197 N.E. 16th Place

N. Miami Beach, Florida 33179

Signature


Corporate Officer

Title:

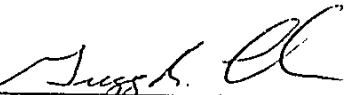
President

Date:

4-5-96

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 AND OBLIGATIONS OF FLORIDA STATUTE SECTION 607.0501.

Signature



Date:

4-5-96

P96000032580

Hayhurst & Associates
Requestor's Name
2601 S. Bayshore Dr., Suite 250
Address
Coconut Grove, FL 33133
City/State/Zip Phone #
(305) 857-6222

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____ (Corporation Name) _____ (Document #)
2. _____ (Corporation Name) _____ (Document #)
3. _____ (Corporation Name) _____ (Document #)
4. _____ (Corporation Name) _____ (Document #)

- Walk in Pick up time _____ Certified Copy
 Mail out Will wait Photocopy Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

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OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED
96 SEP 25 PM 2:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Disc 9-27-96

Examiner's Initials LFT

FILED

96 SEP 25 PM 2:17

SECRETARY OF STATE
TALLAHASSEE, FLORIDA


ARTICLES OF DISSOLUTION

I, Gregg R. Lehrer, President of First Title of Southeast Florida, Inc., a Florida Corporation, 20197 NE 16th Place, N. Miami Beach, FL 33179, ("Corporation"), do hereby certify that the following is a full, true and correct copy of the resolution of the Directors of said corporation, duly passed and adopted at a meeting of said Directors called and held as required by law and the By-Laws of said corporation, in Miami, Florida on May 1, 1996, at which meeting the Directors of said corporation were present and voted in favor of said resolution:

WHEREAS, it is the desire and intent of the above referenced corporation to dissolve itself pursuant to Florida Statutes 607.1401. Said dissolution is to be effective upon signing of these Articles of Dissolution.

1. The name of the corporation is: First Title of Southeast Florida, Inc.;
2. The Articles of Incorporation were filed on. April 8, 1996.
3. The corporation has not commenced business;
4. No debt of the corporation remains unpaid;
5. A majority of the Directors have authorized the dissolution.

Dated at Miami, Florida, this 1st day of May, 1996.


Gregg R. Lehrer, Director/President