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TEK88A98 FLORIDA DIVISION OF CORPORATIONS
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((H98000010682 6)))

TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: FILINGS, INC.

ACCT#: 072720000101

CONTACT: TERESA ROMAN PHONE: (850)385-6735
(850)561-1025

FAX #:

NAME: SOUTH FLORIDA TITLE AND ESCROW CO., INC. AUDIT NUMBER.....H98000010682
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A. CERT. OF STATUS..0
PAGES..... 3 CERT. COPIES.....0 DEL.METHOD.. FAX EST.CHARGE..
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ARTICLES OF INCORPORATION
OF

SOUTH FLORIDA TITLE AND ESCROW CO., INC.

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

SOUTH FLORIDA TITLE AND ESCROW CO., INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 8647 S.W. 50th Street
Cooper City, FL 33328

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 shares par value - One dollar (\$1.00)

ARTICLE IV
INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

JERRY A. RIGGS, SR.
8647 S.W. 50th Street
Cooper City, FL 33328

PREPARED BY:
STANLEY C. SHERMAN, ESQ.
4322 POLK STREET
HOLLYWOOD, FL. 33021
954-966-7156
BAR #249068

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ARTICLE V INCORPORATOR(S)

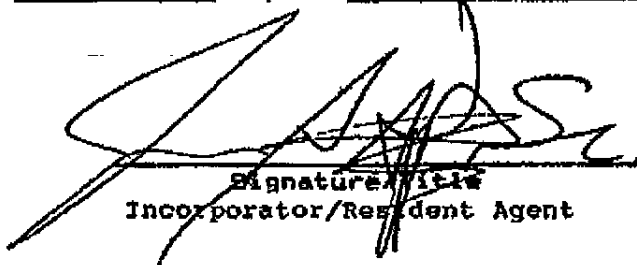
The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is (are):

JERRY A. RIGGS, SR.
8647 SW 50th Street
Cooper City, FL 33328

ARTICLE VI POWERS

This corporation is empowered to engage in all legal business in the State of Florida.

The undersigned has (have) executed these Articles of Incorporation this 8th day of June, ~~1991~~. 1998.



Signature/Title
Incorporator/Resident Agent

Signature/Title

Signature/Title

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CERTIFICATE OF DESIGNATION
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:

SOUTH FLORIDA TITLE AND ESCROW CO., INC.

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

JERRY A. RIGGS, SR.
8647 S.W. 50th Street
Cooper City, FL 33328

Signature

(Corporate Officer)

Title

Incorporator/Resident Agent

Date

6/8/98

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE

DATE

6/8/98

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