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May 1, 2000

Department of State
Division of Corporations
Attn: Theresa Brown
P.O. Box 6327
Tallahassee, FL 32314

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-05/05/00--01025--004
*****78.75 *****78.75

**Re: Incorporation of:
Southcoast Appraisers, Inc.**

Filing Dept/Theresa Brown:

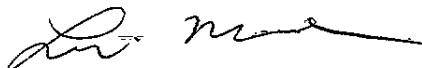
Dear Ms. Brown:

Pursuant to our telephone conversation, enclosed herewith please find Original Articles of Incorporation and copy for the above referenced corporation, together with our check in the sum of \$78.75 for the filing fees and certified copy relating thereto.

We also enclosed a self addressed stamped envelope for the return of the Recorded Articles, Certified Copy and Registration Certificate

Thank you in advance for your assistance herein.

Very truly yours,


Luis Modia

LM/msm
Enclosures

FILED
00 MAY - 5 AM 9:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T BROWN MAY - 9 2000

ARTICLES OF INCORPORATION

**Southcoast Appraisers, Inc.
a Florida Corporation**

FILED
00 MAY -5 AM 9:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned incorporator of this corporation under Chapter 607, Florida Statutes, as amended, adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation is: Southcoast Appraisers, Inc.

ARTICLE II

The purpose of the corporation is:

1. To operate and conduct a business relating to appraisal services.
2. To employ, hire and appoint corporations, firms and individuals in any and all parts of the world to act as agents in such capacity and on such conditions as may be determined from time to time by the Board of Directors.
3. To purchase, lease or otherwise acquire, equip, hold, own, improve, develop, manage, maintain, control, operate, lease, mortgage, create security interest in, create liens upon, sell, convey, or otherwise dispose of and turn to account any and all property, real and personal, improved and unimproved of every kind and description, incidental to, connected with, or suitable, necessary, or convenient for, any of the purposes enumerated herein including all or any part of parts of the properties, assets, business and goodwill or any persons, firms, associations or corporations.
4. To carry on any other business or enterprise which may be carried on or exercised by a corporation organized under Chapter 607, Florida Statutes, as amended, except a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telephone, telegraph or cemetery

company, a building and loan association, fraternal benefit society, state fair or exposition.

ARTICLE III

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 500 shares of common stock have a par value of \$1.00. The Board of Directors may authorize the issuance of such stock to such persons upon such terms and for such consideration as they may deem appropriate. The consideration may include money or other property, which property shall be received at just valuation to be fixed by the Board of Directors of the Corporation. All of such stock when issued shall be fully paid for and exempt from assessment.

No stockholder of this Corporation shall, because of his ownership of stock, have any preemptive or other right to purchase, subscribe for, or take any part (prorata or otherwise) of any securities (equity, debt or otherwise) or options, rights or warrants to purchase any such securities issued or sold by this Corporation, whether for cash or for property, and whether now or hereafter authorized.

ARTICLE IV

The corporations shall have perpetual existence.

ARTICLE V

The principal office of this Corporation shall be 16969 N.W. 67th Avenue, Suite 200, Miami, Florida 33015, or such other place as may be designated by the Board of Directors.

The initial Board of Directors shall consist of 2 members. The number of directors may be increased or decreased from time to time by vote of the stockholders, and as set forth in the By-Laws as to the method of Election of Directors, but in no case shall the number of directors be less than one.

ARTICLE VI

The name and addresses of the members of the first Board of Directors are:

<u>Name</u>	<u>Address</u>
Luis Modia	16969 N.W. 67th Avenue Suite 200 Miami, Florida 33015
Miriam Sanchez-Modia	16969 N.W. 67th Avenue Suite 200 Miami, Florida 33015

ARTICLE VII

The Registered Agent of the Corporation to accept service of process within the State of Florida is initially designated as Luis Modia, 16969 N.W. 67th Avenue, Suite 200, Miami, Florida, 33015, who by his signing of these Articles of Incorporation accepts this designation and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open the office for service of process. The registered office of the Corporation shall be at 16969 N.W. 67th Avenue, Suite 200, Miami, Florida 33015.

ARTICLE VIII

The name of the members of the initial officers are:

<u>NAME</u>	<u>TITLE</u>
Luis Modia	President/Vice President
Miriam Sanchez-Modia	Secretary/Treasurer

ARTICLE IX

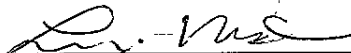
In the absence of fraud, no contract or other transaction between this Corporation and any other person, corporation, firm, association or partnership shall be affected or invalidated by the fact that any director or officer of this Corporation is pecuniarily or otherwise interested therein. Any director may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Corporation for the purposes of authorizing any such contract or transaction with alike force and effect as if he were not so interested or were not a director, member or officer of such other corporation, firm, association or partnership.

ARTICLE X

The name and address of the sole incorporator and subscriber is:

<u>Name</u>	<u>Address</u>
Luis Modia	16969 N.W. 67th Avenue Suite 200 Miami, Florida 33015

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 1st
day of May, 2000.


Luis Modia, as
Sole Incorporator

 as Registered Agent
Luis Modia, as
Registered Agent/Acceptance Acknowledged

FILED
00 MAY -5 AM 9:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA