

P00000109856

Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : ACE INDUSTRIES, INC.
Account Number : 070744001530
Phone : (305) 358-2571
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FLORIDA PROFIT CORPORATION OR P.A.

GUARANTY TITLE & ESCROW COMPANY

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF
GUARANTY TITLE & ESCROW COMPANY**

The undersigned does hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be:

GUARANTY TITLE & ESCROW COMPANY

ARTICLE II

This corporation shall commence its perpetual existence on the date these Articles are filed with the Secretary of State.

ARTICLE III

The general purpose for which this corporation is organized is to transact any or all lawful business permitted under the laws of the State of Florida.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue shall be as follows:

<u>Number of Shares Authorized</u>	<u>Par Value</u>	<u>Class of Stock</u>
1,000	\$1.00	COMMON

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ARTICLE V

The street address of the principal place of business of this corporation and its initial registered agent, as well as the mailing address of the corporation, are as follows:

ROBERT S. KAHANE
4000 Hollywood Boulevard, Suite 675-S
Hollywood, Florida 33021

ARTICLE VI

The name and address of the first director/officer of this corporation is:

ROBERT S. KAHANE
4000 Hollywood Boulevard, Suite 675-S
Hollywood, Florida 33021

ARTICLE VII

The name and address of the Incorporator is:

Robert S. Kahane, Esq.
4000 Hollywood Boulevard, Suite 675-S
Hollywood, Florida 33021

ARTICLE VIII

By duly adopted action by the Board of Directors, this corporation may indemnify and/or insure any and all of its directors or officers or former directors or officers, or any person who may have served at its request as a director or officer of another corporation in which its

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owns shares of capital stock, or of which it is a creditor, to the extent permitted by law, now existing or hereinafter enacted, including without limitation, the expenses actually and necessarily incurred by them in connection with the defense of any action, suit or proceeding, in which they or any of them are made parties or a party by reason of being or having been directors or officers, or a director or officer of this corporation, or of such other corporation, except in relation to matters as to which any such director or officer, or former director or officer or person, shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of his duty. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under the By-Laws, agreements, votes of stockholders or directors, Chapter 607, Florida Statutes, or otherwise.

ARTICLE IX

No contract or other transaction between this corporation and any other corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of this corporation is or are interested in, or is a director or officer or are directors or officers of such other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract or transaction of this corporation or in which this corporation is interested. No contract, act or transaction of this corporation with any

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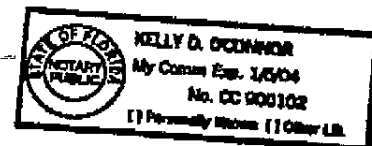
person or persons, firm or corporation, in the absence of fraud, shall be affected or invalidated by the fact that any director or directors of this corporation is a party or are parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation. Each and every person who may become a director of this corporation is hereby relieved from any liability that might otherwise exist from thus contracting with this corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of this corporation may vote upon any contract or other transaction between this corporation and any subsidiary or controlled company without regard to the fact that he also is a director of such subsidiary or controlled company.

IN WITNESS WHEREOF, the undersigned, being the Incorporator of the above named corporation, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, does make and file these Articles, hereby declaring and certifying that the facts herein stated are true, and executes these Articles of Incorporation this 22 day of November, 2000.


 ROBERT S. KAHANE

Sworn to and subscribed before
me this 27 day of November, 2000


 NOTARY PUBLIC, State of Florida
 Commissioned Name of Notary Public _____
 Personally known X or produced identification _____
 Type of Identification Produced _____



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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in
Compliance with said Act:

GUARANTY TITLE & ESCROW COMPANY

desiring to organize under the laws of the State of Florida with its principal office, as indicated
in the Articles of Incorporation, at 4000 Hollywood Boulevard, Suite 675-S, Hollywood, Florida
33021, named Robert S. Kahane as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

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 agree to comply
with the provisions of said Act relative to keeping said office open.


ROBERT S. KAHANE, Registered Agent

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