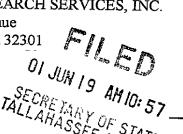


UCC FILING & SEARCH SERVICES, INC.

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	Annual Reports Foreign Fictitious Name Limited Liability				
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ARTICLES OF INCORPORATION LANDTRUST TITLE COMPANY, INC.

A. 45

SECRETARY AMIO:57

The undersigned subscriber hereby files these Articles of Incorporation with the Secretary State of the State of Florida, for the purpose of forming a corporation for profit in accordance with the Florida Business Corporation Act, Chapter 607 of the Florida Statutes.

ARTICLE I NAME AND MAILING ADDRESS OF CORPORATION

The name of this corporation is LandTrust Title Company, Inc. (the "Corporation"). The mailing address of the Corporation is 201 North Franklin Street, Suite 2700, Tampa, Florida 33602.

ARTICLE II CAPITAL STOCK

The Corporation is authorized to issue 10,000 shares of \$.01 par value common stock.

ARTICLE III CORPORATE EXISTENCE AND DURATION

The period of duration of the Corporation shall be perpetual commencing on the date that the Articles of Incorporation are accepted for filing by the Secretary of State of the State of Florida.

ARTICLE IV CORPORATE PURPOSE

The Corporation may engage in any business or activities which are permitted under the laws of the State of Florida, the laws of the United States of America, and the laws of any state or territory in which the Corporation does business or otherwise engages in activities.

ARTICLE V INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Corporation is 201 North Franklin Street, Suite 2700, Tampa, Florida 33602, and the initial registered agent is Ricardo A. Roig, Esq. The Board of Directors may, from time to time, move the location of the registered office to any other address in Florida, and may, from time to time, change the registered agent of the Corporation.

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ARTICLE VI NAME AND ADDRESS OF INCORPORATOR

The name and street address of the incorporator is Ricardo A. Roig, 201 North Franklin Street, Suite 2700, Tampa, Florida 33602.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this / day of June, 2001.

Incorporator

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

The undersigned, having been designated as the Registered Agent in the above Articles of Incorporation and having an office at the address specified in those Articles of Incorporation, is familiar with and accepts the obligations of the position or Registered Agent under Section 607.0505, Florida Statutes.

Ricardo A. Roig, Esq.

OI JUN 19 AM ID: 57
SECRETARY OF STATE ANASSEE, FLORIDA