

DO 1000064565

THE LAW OFFICE OF
HICKEY & HICKEY, P.A.

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CORAL GABLES, FLORIDA 33146-3012

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June 26, 2001

VIA FEDERAL EXPRESS

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

600004447826--5
-06/27/01--01059--005
****122.50 ****78.75

Re: Universal Title Services, Inc.

Dear Sirs and Madames:

Pursuant to the above referenced matter, enclosed please find the signed original and one copy of the Articles of Incorporation for the above referenced Profit Corporation. Please file the original and return a stamped copy to my office.

Additionally, we have enclosed a check in the amount of \$122.50 for the cost of filing said Articles of Incorporation and having a Certificate issued.

Please process this at your earliest convenience.

Thank you in advance for your assistance in this matter. Should you need anything further to process and expedite this request, please do not hesitate to contact us as soon as possible.

Sincerely,

Michelle Medina

Michelle Medina
Law Clerk for
HAROLD V. HICKEY

/mm

enclosures

FILED
01 JUN 27 PM 4:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2001 JUN 28 2001

ARTICLES OF INCORPORATION
OF
UNIVERSAL TITLE SERVICES, INC.

FILED
01 JUN 27 PM 4:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THIS IS TO CERTIFY, that we, the undersigned hereby associate ourselves into a Corporation pursuant to the provisions of the law of the State of Florida providing for the information of corporations for profits, for the purposes and with the powers herein mentioned, and to that end we do by this Certificate set forth:

ARTICLE I

The name of the Corporation is: **Universal Title Services, Inc.**

ARTICLE II

The general nature of the business or businesses is to engage in and transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act. No other purpose limits this general purpose in any way. The Corporation shall do such other things as are incidental to the purpose of the Corporation or necessary or desirable in order to accomplish them.

ARTICLE III

The Corporation shall have a perpetual existence.

ARTICLE IV

The street address of the principal office of the company is 144 Southwest 60th Court, Miami, FL, 33144-3219: Other offices for the transaction of business may be located wherever the Directors may deem necessary or proper.

ARTICLE V

The Corporation has designated as its initial registered agent: Harold V. Hickey, Esquire, 1570 Madruga Avenue, Suite 209, Coral Gables, Florida, 33146.

ARTICLE VI

The Corporation shall have one (1) Director initially. The number of Directors may be either increased or diminished from time to time according to the By-Laws but shall never be less than one (1). The Board of Directors shall have their compensation fixed by the stockholders of the Corporation.

ARTICLE VII

The names and post office addresses of the first Board of Directors who, subject to the provisions of the Articles of Incorporation, and By-Laws subsequently adopted, and the acts of the Legislature of the State of Florida under which this Corporation is organized shall hold office until the first annual meeting of the Corporation's stockholders or until their successors shall have been elected and qualified or until their earlier resignation, removal from office, or death, are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
George Medina	144 Southwest 60 th Court
President	Miami, Florida 33144-3219
Vice-President	
Treasurer	
Secretary	

ARTICLE VIII

The Directors may be divided into classes as shall be more specifically provided in the By-Laws of the Corporation.

ARTICLE IX

The name and post office address of each Incorporator of this Incorporation are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
Harold V. Hickey, Esquire	1570 Madruga Avenue
	Suite 209
	Coral Gables, Florida 33146

ARTICLE X

The shareholders may enter into such agreement as they may deem proper and necessary to carry out the operation of the Corporation. Should such agreement be actively spread upon the minutes of the Corporation at any meeting, then, and in that event, the Directors and Officers shall be bound by its terms, covenants and conditions of such agreement.

ARTICLE XI

The Shareholders may enter into such agreements between themselves, provided they be in writing and signed by the Shareholders, which agreements may provide that in exercising any voting rights the shares held by them shall be voted as provided in the agreement. Any such agreement executed between the parties to which they all have actually assented may provide for the manner of management of the business, the division of profits, and any such other matters as the parties deem appropriate. To the extent that such agreements may be executed, the Board of Directors shall be relieved from any liability for their acts or omissions to the extent and as long as the discretion or the powers of the Board of Directors in the management of the corporate affairs are controlled by such agreements.

ARTICLE XII

The Corporation shall have the power to indemnify any Director, Officer, employee or agent of the Corporation for any actions which may be brought against them resulting from the performance of their duties for the corporation as provided by Section 607.05 of the Florida Statutes. In granting such indemnification, the Directors shall consider the action of said Board on an individual case and upon a determination that indemnification would be appropriate will recommend such to the shareholders of the Corporation who may vote to grant such indemnification. Nothing contained herein shall prevent the shareholders from purchasing such insurance policies or other manners of indemnification as they may deem proper.

ARTICLE XIII

The Corporation shall keep books and records which are adequate and necessary to the operation of the Corporation, and shall cause to be issued each year to its shareholders, a balance sheet and profit and loss statement. These statements may not be certified unless the shareholders shall so determine by separate resolution.

ARTICLE XIV

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by the statutes, and all rights conferred upon the shareholders herein, are granted subject to this reservation.

ARTICLE XV

This Corporation is authorized to issue 100 shares of common stock, each share having the par value of \$1.00.

Except as otherwise provided by the law, the entire voting power for the election of Directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

The Corporation may issue its shares for property, labor or services after a determination of just valuation of said property, labor or services. The Directors may fix such value provided, however, that at no time may they issue more than 100% of the shares of the Corporation for property, labor or services without first having obtained the approval of the shareholders.

Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered by others.

ARTICLE XVI

One Hundred percent (100%) of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the shareholders. If a quorum is present, the affirmative vote of Fifty One percent (51%) of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.


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

FILED
01 JUN 27 PM 4:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act: First, that **UNIVERSAL TITLE SERVICES, INC**, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Miami, County of Miami-Dade, State of Florida, has named **Harold V. Hickey, Esquire, 1570 Madruga Avenue, Suite 209, Coral Gables, Florida, 33146**, as its agent to accept Service of Process within this State.

ACKNOWLEDGMENT

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.


HAROLD V. HICKEY, ESQUIRE

6/26/2001
Date

IN WITNESS WHEREOF the undersigned incorporator has executed the foregoing Articles of Incorporation this 26 day of June, 2001.

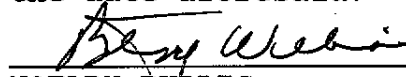

HAROLD V. HICKEY, ESQUIRE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, on this 26th day of June, 2001, personally appeared **Harold V. Hickey**, who is personally known to me or has produced satisfactory evidence of identification pursuant to Florida Statute 117.05, and who signed the foregoing Articles of Incorporation and he acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.


NOTARY PUBLIC
STATE OF FLORIDA

My Commission Expires:



Betsy Williams
My Commission CC948707
Expires June 26, 2004