



PO1000086382

ACCOUNT NO. : 072100000032

REFERENCE : 451979 7283969

AUTHORIZATION :

COST LIMIT : \$ 70.00

01 AUG 31 PM 1:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Patricia P.

ORDER DATE : August 29, 2001

ORDER TIME : 9:03 AM

ORDER NO. : 451979-001

CUSTOMER NO: 7283969

400004565604--4

CUSTOMER: Ms. Karen M. Smyack
Ms. Karen M. Smyack

734 Biscayne Drive

West Palm Beach, FL 33401

DOMESTIC FILING

NAME: BISCAYNE APPRAISAL
GROUP, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson - EXT. 1155

EXAMINER'S INITIALS:

RECEIVED
01 AUG 31 AM 11:37
DIVISION OF CORPORATION

PS 8/31/01

FILED

01 AUG 31 PM 1:17

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

BISCAYNE APPRAISAL GROUP, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

BISCAYNE APPRAISAL GROUP, INC.

The address of the principal office of this corporation shall be 734 Biscayne Drive, West Palm Beach, Florida 33401, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,500 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have two Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Karen M. Smyack

734 Biscayne Drive
West Palm Beach, FL 33401

William C. Smyack

734 Biscayne Drive
West Palm Beach, FL 33401

FILED

01 AUG 31 PM 1:17

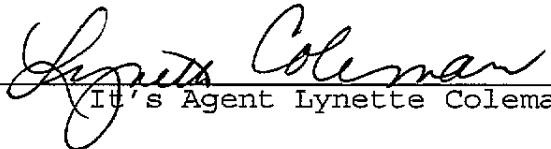
ARTICLE VII. INCORPORATOR

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The name and street address of the incorporator to
these Articles of Incorporation:

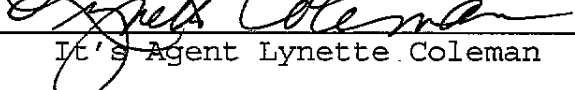
The Company Corporation
2711 Centerville Road Suite 400
Wilmington, Delaware 19808

The undersigned incorporator has executed these
Articles of Incorporation on August 31, 2001.


It's Agent Lynette Coleman

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware
corporation authorized to transact business in this
State, having a business office identical with the
registered office of the corporation named above, and
having been designated as the Registered Agent in the
above and foregoing Articles, is familiar with and
accepts the obligations of the position of Registered
Agent under Section 607.0505, Florida Statutes.

By: 
It's Agent Lynette Coleman
Authorized Service Representative
Corporation Service Company

TJW/JANNA WILSON