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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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November 21, 2002

Via Regular Mail

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

RE: Blue Ribbon Title Services Co. —

Dear Filings Department:

Enclosed please find the original Articles of Incorporation for the above referenced corporation, along with check #13713 in the amount of \$78.50 for the filing fee. Please forward a certified copy in the enclosed envelope.

Should you have any questions, do not hesitate to contact me.

Sincerely,



Camille A. Coolidge

enclosure —

**ARTICLES OF INCORPORATION
OF
BLUE RIBBON TITLE SERVICES CO.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is BLUE RIBBON TITLE SERVICES CO. The principle office and mailing address is:

**1551 Forum Place, Suite 400B
West Palm Beach, Florida 33405**

ARTICLE II

The general nature of the business to be transacted by this corporation is to provide title insurance and related services, and to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III

The corporation shall have perpetual existence.

ARTICLE IV

The maximum number of shares of common stock that this corporation is authorized to issue and have outstanding at any one time shall be as follows:

- Class 1: 20 shares of voting common stock with a par value of one (.01) cent;
 and
Class 2: 80 shares of non-voting common stock with a par value of one (.01)
 cent.

The two classes of common stock shall be identical in all respects, except Class 1 shall have voting rights.

ARTICLE V

The Registered Agent and street address of the initial Registered Office of this corporation in the State of Florida shall be:

**Stuart B. Klein, Esq.
1551 Forum Place, Suite 400B
West Palm Beach, FL 33401**

The Board of Directors from time to time may move the Registered Office to any other address in the State of Florida.

ARTICLE VI

This corporation shall have two (2) directors initially. The number of directors may be changed from time to time by the By-Laws, but shall not be less than one (1). The names and addresses of the persons who are to serve as members of the initial Board of Directors are:

**Stuart B. Klein
1551 Forum Place, Suite 400B
West Palm Beach, FL 33401**

**Bates Stoddard
2000 PGA Blvd., Suite 4450
Palm Beach Gardens, FL 33408**

ARTICLE VII

The name and address of the person signing these Articles of Incorporation as the Incorporator is:

**Stuart B. Klein
1551 Forum Place, Suite 400B
West Palm Beach, FL 33401**

ARTICLE VIII

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by the Board of Directors to the shareholders and approved at a shareholders' meeting by at least a majority of the shareholders entitled to vote, unless all of the directors and all of the shareholders sign a written agreement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation on the 21ST day of November, 2002.



STUART B. KLEIN

STATE OF FLORIDA :
 :SS.
COUNTY OF PALM BEACH :

BEFORE ME, a Notary Public, personally appeared STUART B. KLEIN, to me known to be the person described as Incorporator and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed these Articles of Incorporation on this 21st day of November, 2002.



Camille Coolidge
Commission # OC 882
Expires Oct. 24, 2003
Bonded Thru
Atlantic Bonding Co., Inc.


Notary Public
Name: _____



Camille Coolidge
Commission # OC 882068
Expires Oct. 24, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED


In compliance with Section 48.091, Florida Statutes, the following is submitted:

That BLUE RIBBON TITLE SERVICES CO., desiring to organize under the laws of the State of Florida, with its principal office at the County of Palm Beach, State of Florida, has named Stuart B. Klein, Esq., of 1551 Forum Place, Suite 400B, West Palm Beach, Florida 33401 as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-named corporation at the place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

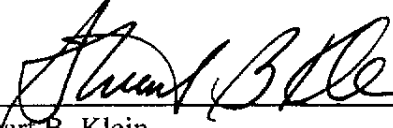
DATED this 21ST day of November, 2002.


STUART B. KLEIN
Registered Agent

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as statutory registered agent for BLUE RIBBON TITLE SERVICES CO., a Florida corporation (the "Corporation"), I hereby agree to act in that capacity, and, on behalf of the Corporation, to accept service of process for the Corporation and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:


Stuart B. Klein

Date: Nov. 21, 2002

SECRETARY OF STATE
TALLAHASSEE, FLORIDA


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STATE OF FLORIDA :
:SS.
COUNTY OF PALM BEACH :

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Stuart B. Klein, known to me and known by me to be the person named in the foregoing Affidavit of Acceptance of Appointment as Registered Agent, and he acknowledged to me and before me that he agrees to act in the capacity of the registered agent of BLUE RIBBON TITLE SERVICES CO., a Florida corporation.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal in the State and County aforesaid, this 21st day of November, 2002.

 Camille Coolidge
Commission # 00 882068
Expires Oct. 24, 2003
Bonded Thru
Atlantic Bonding Co., Inc.


Notary Public
Name: _____