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FLORIDA PROFIT CORPORATION OR P.A.

Victorian Title Company

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Victorian Title Company

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article II. Address

The Corporation's mailing address is:
Victorian Title Company
1898 NW 7th Street
Miami FL 33125

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Alfredo Padron, Esq.
1898 NW 7th Street
Miami FL 33125

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Alfredo Padron, Jr.

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Alfredo Padron, Jr. | FL Bar Member 0023906
Alfredo Padron, Jr., P.A.
1898 NW 7th Street
Miami FL 33125
305-631-9777

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Alfredo Padron, Jr.
Alfredo Padron, Jr., P.A.
1898 NW 7th Street
Miami FL 33125

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on January 15, 2003.

The undersigned incorporator executed these Articles of Incorporation on January 15, 2003.



ALFREDO PADRON, JR.
by T. Bacz as attorney-in-fact

Alfredo Padron, Jr. | FL Bar Member 0023906
Alfredo Padron, Jr., P.A.
1898 NW 7th Street
Miami FL 33125
305-631-9777

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Victorian Title Company

REGISTERED AGENT/OFFICE:

Alfredo Padron, Esq.
1898 NW 7th Street
Miami FL 33125

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



ALFREDO PADRON, ESQ.
by T. Baez as attorney-in-fact

Date: January 15, 2003

Alfredo Padron, Jr. | FL Bar Member 0023906
Alfredo Padron, Jr., P.A.
1898 NW 7th Street
Miami FL 33125
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