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Florida Department of State
Division of Corporations
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To: Division of Corporations
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From: Account Name : EMPIRE CORPORATE KIT COMPANY
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

liberty title of south dade, inc

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ARTICLES OF INCORPORATION

OF

LIBERTY TITLE OF SOUTH DADE, INC.

The undersigned, for the purpose of forming a corporation under the FLORIDA GENERAL CORPORATION ACT, hereby adopts the following Articles of Incorporation:

ARTICLE ONE
NAME

The name of this corporation is: LIBERTY TITLE OF SOUTH DADE, INC.

ARTICLE TWO
PRINCIPLE ADDRESS

The principle address of the Corporation is 1800 SW 134th Avenue, Miami Florida 33175.

ARTICLE THREE
DURATION

The term of existence of the corporation is perpetual.

ARTICLE FOUR
PURPOSE

The corporation may transact any and all lawful business for which corporation may be incorporated under the laws of the State of Florida.

- a. Specifically but not limited to Real Estate Closing and Land Title Work.

ARTICLE FIVE
CAPITAL STOCK

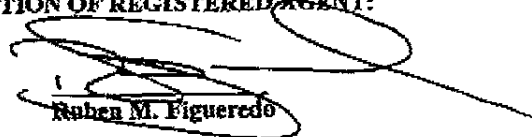
The maximum number of shares, which the corporation has authority to issue, is one thousand (1000), all of which shall be common shares with a par value of One Dollar and no/cents (\$1.00) each.

ARTICLE SIX
REGISTERED OFFICE

The street address of the initial registered office of the corporation shall be 1800 SW 134th Avenue Miami Florida 33175, and the name of the Registered Agent at such address is:

Ruben M. Figueredo

I DO HEREBY ACCEPT THE POSITION OF REGISTERED AGENT:


Ruben M. Figueredo

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ARTICLE SEVEN
PRE-EMPTIVE RIGHTS

The shareholders shall have pre-emptive rights.

ARTICLE EIGHT
DIRECTORS

7.01 The Board of Directors of the Corporation shall consist of at least one (1) member.

7.02 The names and addresses of the initial directors of the first Board of Directors shall be as follows:

<u>Name:</u>	<u>Address:</u>
Ruben M. Figueredo	1800 SW 134 th Ave Miami Florida 33175
Gustavo A. Fernandez	999 Ponce De Leon suite 605 Coral Gables FL 33134

ARTICLE NINE
OFFICERS

The names and addresses of the first officers of the corporation, shall be as follows:

<u>Office:</u>	<u>Name:</u>	<u>Address:</u>
President	Ruben M. Figueredo	1800 SW 134 th Ave Miami Florida 33175
Vice-President	Gustavo A. Fernandez	999 Ponce De Leon suite 605 Coral gables FL 33134

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ARTICLE TEN
INCORPORATOR

The name and address of the incorporator is:

Name:

Address:

Ruben M. Figueredo

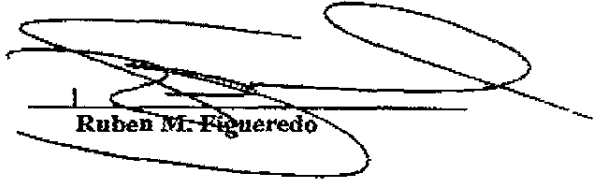
1800 SW 134th Ave
Miami Florida 33175

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TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, I have subscribed my name this ____ day of ____
2003.


Ruben M. Figueredo

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, Ruben M. Figueredo, who identified himself by Florida Driver's License F-263-733-75-426-0, and certifies the above is true and accurate.

Dated on this ____ day of ____, 2003.

Notary Public State of Florida

My Commission Expires:

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