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To:
Division of Corporations
Fax Number : (850)205-0381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

Julian Costa, P.A.

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Handwritten signature and date 3/18/04

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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Julian Costa, P.A.

The Corporation is being formed for the practice of real estate services and all other activities permitted under applicable law.

Article II. Address

The Corporation's mailing address is:
Julian Costa, P.A.
2828 Coral Way Suite 450
Miami FL 33145

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Virginia M. Costa, Esquire
2828 Coral Way Suite 450
Miami FL 33145

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Julian Costa

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.

Miguel F. Mirabal | FL Bar Member
Global Title Group, Inc.
2828 Coral Way Suite 450
Miami FL 33145
305-445-6005

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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

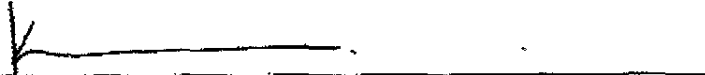
The name and address of the incorporator is:

Miguel F. Mirabal
2828 Coral Way Suite 450
Miami FL 33145

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on March 17, 2004.

The undersigned incorporator executed these Articles of Incorporation on March 17, 2004.


MIGUEL F. MIRABAL
by K. Sarría as attorney-in-fact

Miguel F. Mirabal | FL Bar Member
Global Title Group, Inc.
2828 Coral Way Suite 450
Miami FL 33145
305-445-6005

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

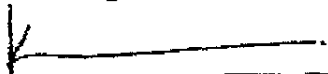
CORPORATION:

Julian Costa, P.A.

REGISTERED AGENT/OFFICE:

**Virginia M. Costa, Esquire
2828 Coral Way Suite 450
Miami FL 33145**

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.



VIRGINIA M. COSTA, ESQUIRE
by K. Sarria as attorney-in-fact

Date: March 17, 2004

Miguel F. Mirabal | FL Bar Member
Global Title Group, Inc.
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Miami FL 33145
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