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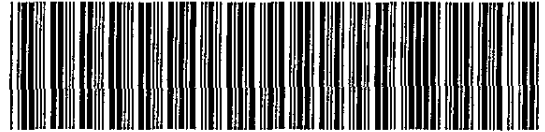
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PLATT & SURBER, P.A.
ATTORNEYS AT LAW

RONALD L. PLATT, ESQUIRE
TODD E. SURBER, ESQUIRE
ANTHONY W. SURBER, ESQUIRE*
*LOCATED IN PORT ST. LUCIE OFFICE

205 N.E. 5th Terrace
Delray Beach, Florida 33444
Phone (561) 368-3337 • Fax (561) 368-3471

November 5, 2004

Secretary of State
Divisions of Corporations
409 East Gaines Street
Tallahassee, FL 32399

Re : Independence Title of Boynton Beach, Inc.

Dear Sirs :

Enclosed herein please find (2) two sets of the fully executed Articles of Incorporation for the above noted Corporation along with my check for the filing fee of \$ 78.75.

Please return 1 certified set to me at your earliest possible convenience .

Sincerely ,

Ronald L. Platt, Esq.

RLP/eg
encls:

ARTICLES OF INCORPORATION
OF
INDEPENDENCE TITLE OF BOYNTON BEACH, INC.

A Florida Corporation

The undersigned hereby makes, subscribed, acknowledges, and files the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be:

Independence Title of Boynton Beach, Inc.

ARTICLE II

The street address in this State of the principal office of this corporation shall be:

205 NE 5th Terrace

Delray Beach, Florida 33444

ARTICLE III

The corporation shall have perpetual existence, commencing on the date of the filing of these Articles of Incorporation.

ARTICLE IV

The general nature of the business to be conducted by this corporation shall be to own and operate a title insurance agency .

and further:

1. To engage in any and all lawful businesses, trades, occupations and professions.
2. To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness and execute such mortgage transfers of corporate property or the instruments to secure the payment of corporation indebtedness as may be required.

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TALLAHASSEE, FLORIDA

3. To purchase the corporate assets of any other corporation and engage in the same or other character of business.
4. To enter into, make, perform and carry out contracts and agreements of every kind and for every lawful purpose without limit as to amount with any person, firm, association or corporation, and to transact any further and other business necessarily connected with the purpose of this corporation or calculated to facilitate the same.
5. To carry on any or all of its operations and businesses, and to promote its purposes within the State of Florida or elsewhere, without restrictions to place or amount; and to use, exercise and enjoy all of the general powers of like corporations.
6. To do any or all of the things herein set forth to the same extent as natural persons might or could do, and in any part of the world as principals, agents, contractors or otherwise, allows, or in company with others, and to do and perform all such other things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts above named.
7. To do all things enumerated, set forth and authorized by Florida Statutes 1975, Section 607.011.

ARTICLE V

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time shall be as follows -

1,000	shares of common stock at
\$1.00	per share, par value

The entire voting power of the corporation shall be vested in the common stockholders, and each share of common stock shall be entitled to one vote, as shall be more fully set forth and determined in the By-Laws of this corporation. Other rights and interest accruing to each share of common stock which are not contained in these Articles of Incorporation shall be more fully determined and set forth in the By-Laws.

ARTICLE VI

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares at the price at which it is offered to others).

ARTICLE VII

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws but shall never be less than 2 . The names and addresses of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
RONALD L. PLATT	205 NE 5 th Terrace Delray Beach, Fl. 33444
RICHARD BASS	2500 N Military Trail Suite 102 Boca Raton, Fl. 33431

ARTICLE VIII

The names and street addresses of the officers of this corporation who shall hold office for the first year or until their successors are chosen are:

<u>NAME AND ADDRESS</u>	<u>OFFICE HELD</u>
RONALD L . PLATT 205 NE 5 th Terrace Delray Beach, Fl. 33444	President & Secretary
RICHARD BASS 2500 N Military Trail Suite 102 Boca Raton, Fl. 33431	Vice President & Treasurer

ARTICLE IX

The street address of the initial registered office is: 205 NE 5th Terrace
Delray Beach, Fl. 33444

and the name of the initial registered agent of this corporation at that address is:

RONALD L. PLATT
205 NE 5th Terrace
Delray Beach, Fl. 33444

ARTICLE X

The name and address of the subscriber to those Articles of Incorporation is as follows:

RONALD L. PLATT
205 NE 5th Terrace
Delray Beach, Fl. 33444

IN WITNESS WHEREOF, the subscriber has affixed his signature, this 5th day of November, 2004.



(SEAL)

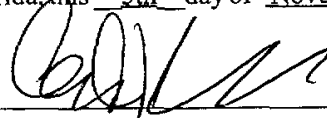
RONALD L. PLATT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Ronald L. Platt, who after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed.

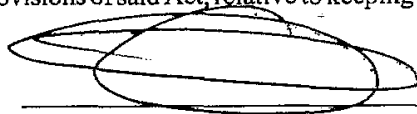
Dated at Delray Beach, Palm Beach County, Florida, this 5th day of November, 2004.



Notary Public/State of Florida

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept service of process for Independence Title of Boynton Beach, Inc., a Florida corporation, at the place designed in the foregoing Articles of Incorporation, I hereby accepts to act in this capacity, and agree to comply with the provisions of said Act, relative to keeping open said office.



(SEAL)

RONALD L. PLATT

Registered Agent

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuant of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

First that Independence Title of Boynton Beach, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Delray Beach, County of Palm Beach, State of Florida, has named Ronald L. Platt, located at 205 NE 5th Terrace, Delray Beach, FL 33444, County of Palm Beach, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: (Must be signed by Designated Agent)

Having been named to accept service of process for the above stated corporation, at the place designated to this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.



RONALD L. PLATT

Registered Agent