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To:  
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From:  
Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**continemtal international title corporation**

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ARTICLES OF INCORPORATION

OF

CONTINENTAL INTERNATIONAL TITLE CORPORATION

ARTICLE I

The name of this corporation is CONTINENTAL INTERNATIONAL  
TITLE CORPORATION.

ARTICLE II

This corporation shall exist perpetually commencing on the  
date of execution and acknowledgement of these articles or if these  
articles should not be filed within five days of execution, then  
upon filing with the Secretary of State.

ARTICLE III

This corporation is organized for the purpose of engaging in  
all aspects of the real estate title and trust company business  
and all related activities as well as transacting any and all other  
lawful business.

ARTICLE IV

This corporation is authorized to issue 7500 shares of ONE  
DOLLAR (\$1.00) par value common stock which shall be designated  
"Common Shares".

ARTICLE V

Section 1. Dividends.

The directors may declare and pay dividends upon the Common  
Shares.

Section 2. Rights upon Liquidation or Dissolution.

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In the event of any voluntary or involuntary liquidation, dissolution, or winding up of this corporation, the holders of record of the outstanding Common Shares shall be entitled to ratable distribution of the remaining assets.

Section 3. Voting Rights.

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding Common Shares.

ARTICLE VI - PREEMPTIVE RIGHTS

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 - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office and principal office of this corporation is 4675 Ponce De Leon Blvd., Ste 302, Coral Gables, Florida 33146 and the name of the initial registered agent of this corporation at that address is R. KEITH ALLEN.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This corporation shall have three 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 one. The name and address of the initial directors of this corporation are:  
R. Keith Allen

4675 Ponce de Leon Blvd, Ste 302

Coral Gables, FL 33146

Karlene Punancy  
3250 Mary Street  
Coconut Grove, FL

Alejandro Hernandez  
3250 Mary Street  
Coconut Grove, FL

ARTICLE IX - INCORPORATOR

The names and address of the person signing these articles is:

R. KEITH ALLEN  
4675 Ponce De Leon Blvd., Ste 302  
Coral Gables, FL 33146

ARTICLE X - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

ARTICLE XI - MANAGEMENT BY SHAREHOLDERS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of this corporation shall be managed under the direction of the shareholders of this corporation.

ARTICLE XII - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE XIII - ACTION BY DIRECTORS WITHOUT A MEETING

The directors of this corporation may take action by written consent, as provided by law.

ARTICLE XIV - DIVIDENDS

Dividends may be paid to shareholders only out of the unreserved and unrestricted earned surplus of the corporation.

#### ARTICLE XV - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

#### ARTICLE XVI - TRANSFER OF SHARES

As a matter of election, these Articles of Incorporation do adopt the following provisions restricting the transfer of shares, and such provisions shall be printed or typewritten on each stock certificate issued by the corporation as follows:

These shares nor any part hereof shall be sold or otherwise transferred to any person other than the person to whom originally issued, his or her heirs, executors or administrators, unless first submitted to Continental International Title Corp., (the Company) for redemption at the then fair market value. In the event that the Company shall fail or refuse to redeem such shares within ninety days following the tender thereof to the Company, then and in that event, the person to whom such shares were originally issued shall be authorized to dispose of such shares or any part thereof in any manner permitted by law. No transfer or any shares shall be valid, however, unless entered in the records of the Company

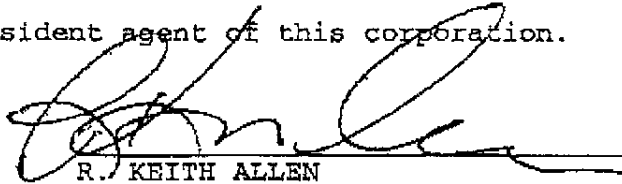
The transfer of any shares of stock hereafter issued shall not be effective unless approved in writing by the stockholders.

#### ARTICLE XVII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these articles of incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

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IN WITNESS WHEREOF, R. KEITH ALLEN, as incorporator of this corporation, has executed these Articles of Incorporation this 14th day of January, 2002, and the undersigned agrees and accepts his appointment as the resident agent of this corporation.

  
R. KEITH ALLEN

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared R. KEITH ALLEN, known to me and known by me to be the incorporator signing these Articles of Incorporation, and he stated that he executed such Articles of Incorporation for the uses and purposes therein expressed.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2006 by


R. KEITH ALLEN

  x   who is/are personally known to me

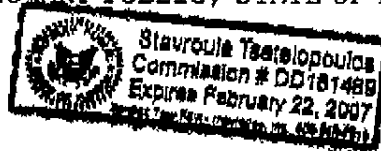
       who has/have produced identification

and who   x   did        not take an oath.

My Commission Expires:

  
Printed Name:  
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