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ARTICLES OF INCORPORATION
OF
EMERALD TITLE SERVICES, INC.

ARTICLE I - NAME

The name of the Corporation is:

EMERALD TITLE SERVICES, INC.

ARTICLE II - DURATION

This Corporation shall have perpetual existence commencing on the date these Articles are filed.

ARTICLE III - PURPOSE

This Corporation is organized for the transaction of any and all lawful purposes.

ARTICLE IV - CAPITAL STOCK

This Corporation is authorized to issue SEVEN THOUSAND FIVE HUNDRED (7500) Shares of stock \$1.00 par value, which said shares shall be designated as "Common Shares".

ARTICLE V - INITIAL CORPORATION'S PRINCIPAL OFFICE AND REGISTERED OFFICE ADDRESS

The Registered Agent and the Street address of the Initial Registered Office of this Corporation in the State of Florida shall be: VIVIAN C. MUNOZ., located at 7600 W 20TH AVE, HIALEAH, FL 33016.

The mailing address of the Corporation in the State of Florida shall be: EMERALD TITLE SERVICES, INC., located at 7600 W 20TH AVE, HIALEAH, FL 33016.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This Corporation shall have FOUR (4) initial directors. The number of directors may increase from time to time by the By-Laws but shall never be less than one (1). The name and address of the initial directors of this Corporation is:

VIVIAN C. MUNOZ
71 WEST 62 Street
HIALEAH, FL 33012.

ALBERTO M. AGUIAR
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

OCASIO M. AGUIAR
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

LILIAM D. AGUIAR-MESA
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

ARTICLE VII - INCORPORATOR

The name and address of the persons signing these Articles of Incorporation are:

VIVIAN C. MUNOZ
71 WEST 62 Street
HIALEAH, FL 33012.

ALBERTO M. AGUIAR
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

OCASIO M. AGUIAR
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

LILIAM D. AGUIAR-MESA
7600 W 20TH AVE, Suite 101
HIALEAH, FL 33016.

ARTICLE VIII

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


ARTICLE IX - AMENDMENT

This Corporation reserves the right to amend, rescind, or repeal any provisions contained in these Articles of Incorporation, and amendment thereof, and any right conferred upon the shareholders herein to this reservation.


ARTICLE X - INDEMNIFICATION

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

IN WITNESS WHEREOF, the undersigned, as Incorporator, have executed the foregoing Articles of Incorporation on this 13TH DAY OF FEBRUARY A.D. 1995.


VIVIAN C. MUNOZ.


ALBERTO M. AGUIAR.


LILIAM D. AGUIAR-MESA


OCASIO F. AGUIAR.

ACKNOWLEDGMENT:

Having been named as Registered Agent to accept service of process for the above-stated Corporation, at a place designated in these Articles of Incorporation, I hereby agree to act in that capacity, to comply with the provisions of Florida Statutes Section 48.091 and any Amendments thereto, and to comply with the provisions of all other Statutes related to the proper and complete performance of my duties.

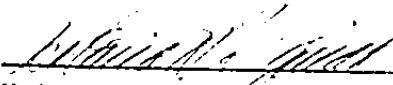
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13TH DAY OF FEBRUARY A.D., 1995.


VIVIAN C. MUNOZ.
Registered Agent

State Of Florida
County of DADE

Before me, the undersigned authority, personally appeared VIVIAN C. MUNOZ. ALBERTO M. AGUIAR, OCASIO F. AGUIAR AND LILIAM D. AGUIAR-MESA., to me well known to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged to and before me that they executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 13TH DAY OF FEBRUARY A.D. 1995.


Notary Public
State of Florida at Large
My Commission Expires:

