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TELETYPE FLORIDA DIVISION OF CORPORATIONS
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STATE 3732 NW 16TH ST STATE OF FLORIDA 409 EAST GAINES STREET
FT LAUDERDALE FL 33311- TALLAHASSEE, FL 32399 CONTACT: TERESA ROMAN
FAX: (904) 922-4000 PHONE: (904) 385-6735 FAX: (904) 385-6761
(((H95000009168))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: GROVE TITLE CO. FAX AUDIT NUMBER: H95000009168 CURRENT STATUS:
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CERTIFIED COPIES: 0 CERTIFICATE OF STATUS: 0 NUMBER OF PAGES: 3
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FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

August 25, 1995

FILINGS INC.

TALLAHASSEE, FL

SUBJECT: BAYVIEW TITLE COMPANY
REF: W95000017216

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF

DAYVIEW TITLE COMPANY

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopted the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation shall be:

DAYVIEW TITLE COMPANY

ARTICLE II. PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

3555 CRYSTAL VIEW CT. COCONUT GROVE, FL. 33133

ARTICLE III. SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 0.01/share

ARTICLE IV. INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

JORGE REGALADO
3555 CRYSTAL VIEW CT.
COCONUT GROVE, FL. 33133

PREPARED BY
MARITZA REGALADO, ESQ.
2742 S.W. 5th Street #202 Miami, FL. 33135 BAR 6936944 305-843-5050

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ARTICLE V INCORPORATION(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

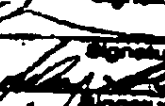
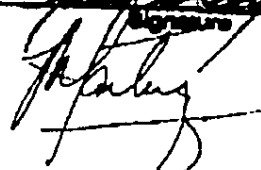
CIND MARTINEZ, PRESIDENT
3590 VISTA COURT
COCONUT GROVE, FL. 33133

JORGE REGALADO, VICE PRESIDENT, TREASURER
3585 CRYSTAL VIEW CT.
COCONUT GROVE, FL. 33133

JOHN STILTNER, VICE PRESIDENT, SECRETARY
4133 PARK AVENUE
COCONUT GROVE, FL. 33133

JOSE MARTINEZ
4129 PARK AVE.
COCONUT GROVE, FL. 33133

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this
24 day of AUGUST, 1995.


Signature

Signature

Signature

Articles of Incorporation
Filing Fee - \$35

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of sections 807.0301 or 817.0301, Florida Statute, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: BAYVIEW TITLE COMPANY
3555 CRYSTAL VIEW CT. COCONUT GROVE , FL. 33133
2. The name and address of the registered agent and office is:
JORGE REGALADO
(NAME)
3555 CRYSTAL VIEW CT.
(P.O. BOX NOT ACCEPTABLE)
COCONUT GROVE, FL. 33133
(CITY/STATE/ZIP)

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE 

DATE

08-24-95

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TALLAHASSEE, FLORIDA

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