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TRANSMITTAL LETTER

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

100001901491
-07/23/96--01045--016
*****78.75 *****78.75

SUBJECT: Miami Real Estate Title Partnership, Inc.

(Proposed corporate name- must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

Filing Fee \$70.00

X Filing Fee & Certificate \$78.75

Filing Fee & Certified Copy \$122.50

Filing Fee & Certified Copy \$131.25

FILED
JUL 22 PM 1:42
96 JUL 22 PM 1:42

From: Alfred L. Miller
Name (Printed or typed)
6604 S. W. 95th Court
Address
Miami, Florida 33173
City, State & Zip
(305) 598-6686
Daytime Telephone number

7/23/96
10

**ARTICLES OF INCORPORATION
OF
MIAMI REAL ESTATE TITLE PARTNERSHIP, INC.**

RECEIVED
JAN 23 PM 1:42
STATE OF FLORIDA
DEPARTMENT OF REVENUE

ARTICLE I - NAME

The name of this corporation is MIAMI REAL ESTATE TITLE PARTNERSHIP, INC.

ARTICLE II - DURATION

This corporation shall exist in perpetuity, commencing at the time of filing these articles with the Department of State.

ARTICLE III - PURPOSE

This corporation is organized to provide real estate title services, but may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 100 shares of common stock, all of one class, at One (\$1.00) Dollar par value.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the principal office of this corporation is 6030 S.W. 96th Avenue, Miami, Florida, 33173 and the name and address of the initial registered agent of this corporation is Alfred L. Miller, 6604 S.W. 95th Court, Miami,

Florida, 33173.

ARTICLE VI - INITIAL RECORD OF DIRECTORS

This corporation shall have one director initially. The number of directors may be either increased or decreased from time to time by the by-laws of the corporation or amendment thereto, but shall never be less than one.

The names and addresses of the initial director of this corporation is:

ISMAEL deMARCHENA
6030 S.W. 96TH Avenue
Miami, Florida 33173

ARTICLE VII - INCORPORATOR

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

ALFRED L. MILLER
6604 S.W. 96TH Court
Miami, Florida 33173

ARTICLE VIII - BY-LAWS

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

ARTICLE IX - INDEMNIFICATION

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

ARTICLE X - MEETINGS BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in regular and special meetings of the Board of Directors by means of

conference telephone, as provided by law.


ARTICLE XI - INFORMAL ACTION OF DIRECTORS

If all directors severally or collectively consent to any action taken or to be taken by this corporation and the writings evidencing their consent are filed with the Secretary of this corporation, then the action shall be as valid as though it had been authorized at a meeting of the Board of Directors.

ARTICLE XII - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 12 day of July, 1996.




ALFRED L. MILLER
Subscriber

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE V OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF HER DUTIES.

DATED this 12 day of July, 1996.



ALFRED L. MILLER
Registered Agent

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this 12 day of July, 1996,
personally appeared before me, an officer duly authorized to
administer oaths and take acknowledgments, ALFRED L. MILLER, to
me well known and known to me to be the individual described in
and who executed the foregoing instrument as Subscriber to the
Articles of Incorporation of MIAMI REAL ESTATE TITLE PARTNERSHIP,
INC., and who acknowledged to and before me that he signed and
executed such instrument for the uses and purposes therein
stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal at Miami, Dade County, Florida the day and year
last above written.

Eileen E. Alvaranga
NOTARY PUBLIC, State of Florida
At Large

PRINT NAME: EILEEN E. ALVARANGA
MY COMMISSION # CC 385087
EXPIRES: June 20, 1998
My Commission Expires: June 20, 1998