

P96000074061

LEO SPITALE, JR., P.A.
ATTORNEY AT LAW

FILED

LEO SPITALE, JR.

96 SEP 2 1996

SEP 2 1996

2701 LE JEUNE ROAD
SUITE 303
CORAL GABLES, FLORIDA 33134
TEL. (305) 567-7972
FAX (305) 567-7537

August 20, 1996

Secretary of State
Division of Corporations
The Capitol
Tallahassee, Florida 32304

Re: Articles of Incorporation of Ponce Title Company, Inc.

Dear Sir:

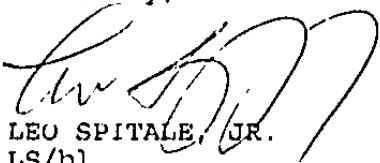
ENCLOSURE
-03-04-200-0000-0000
*****70.00 *****70.00

Enclosed please find the original and a copy of the Articles of Incorporation of the above-captioned corporation, Resident Agent form and our check in the amount of \$70.00 representing the filing fee.

Kindly send us the Certificate of Incorporation as soon as possible.

Thank you for your attention to this matter.

Sincerely,



LEO SPITALE, JR.
LS/bl
Enclosures

th
9-6-96

ARTICLES OF INCORPORATION
OF
PONCE TITLE COMPANY, INC.

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1996

The undersigned subscribed to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation for profit under the Laws of the State of Florida.

ARTICLE I-NAME

The name of the Corporation shall be Ponce Title Company, Inc.

ARTICLE II-NATURE OF BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the State of Florida and of the United States of America; or any other state, county, territory or nation.

ARTICLE III -SHARES OF STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any none time is

One Hundred (100)

ARTICLE IV-DURATION

The Corporation is to have perpetual existence, commencing upon the filing of these Articles with the Department of State.

ARTICLE V- ADDRESS

The street address of the Corporation's initial registered

office and the name of its initial registered agent at such address is as follows:

Leo Spitale, Jr.
2701 Le Jeune Road
Suite 403
Coral Gables, Florida 33134

ARTICLE VI- RESIDENT AGENT

Pursuant to the provisions of Section 48.091, Florida Statutes, the following is the designation of the Resident Agent on whom service of process may be made:

Leo Spitale, Jr.
2701 Le Jeune Road
Suite 403
Coral Gables, Florida 33134

ARTICLE VII- DIRECTORS

This Corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by the By-Laws adopted by the Stockholders.

ARTICLE VIII- AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at the Stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Stockholders

sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

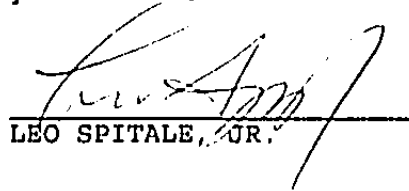
ARTICLE IX

It is the intent of the Incorporator that the Corporation will qualify under Section 1244 of the Internal Revenue Code.

ARTICLE X-PRE-EMPTIVE RIGHT

Every stockholder shall on the sale for cash of any new stock of the same class as that which he already holds, have the right to purchase his pro-rata share thereof (as nearly as may be done without insurance of fractional shares) at the price at which it is offered to others.

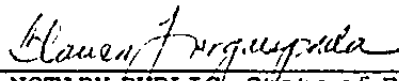
IN WITNESS WHEREOF, I have set my hand and seal on this 21 day of August, 1996.


LEO SPITALE, JR.

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared Leo Spitale, Jr., well known to me to be the person who subscribed to these Articles of Incorporation, who, after being duly sworn, acknowledged before me that he executed the foregoing Articles of Incorporation for the uses and/purposes therein expressed.

SWORN TO and Subscribed before me, this 21 day of August, 1996.


NOTARY PUBLIC, State of Florida



OFFICIAL SEAL
BLANCA LARGAESPADA
My Commission Expires
April 4, 1997
Comm. No. CC 273790

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

IN COMPLIANCE WITH SECTION 607.325, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED:

FIRST THAT Ponce Title Company, Inc.

(Name of Alien Business Organization)

WITH ITS PLACE OF BUSINESS AT 2701 S. Le Jeune Road, Suite 403
Coral Gables, Florida 33134

HAS NAMED Leo Spitale, Jr., Esq.
(Name of Registered Agent)

LOCATED AT 2701 S. Le Jeune Road, Suite 403, Coral Gables, FL 33134
(Street Address and Number Of Building,
Post Office Box Addresses ARE NOT Acceptable)

CITY OF Coral Gables, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT
(City)

SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE

[Signature]
(Organization Officer)

TITLE

President

DATE

8/21/96

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED
ALIEN BUSINESS ORGANIZATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE,
I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE
PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF
SECTION 607.325 FLORIDA STATUTES.

SIGNATURE

[Signature]
(REGISTERED AGENT)

DATE

8/21/96

(NOTE: There is a filing fee of \$3.00 for this certificate.)

BUREAU OF CORPORATE RECORDS, P.O. BOX 6327, TALLAHASSEE, FL 32314

LEO SPITALE, JR., P.A.
ATTORNEY AT LAW

LEO SPITALE, JR.

P96000074061

2701 LE JEUNE ROAD

SUITE 403

CORAL GABLES, FLORIDA 33134

TEL. (305) 567-2473

FAX (305) 567-7587

October 9, 1996

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*****35.00 *****35.00

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

Re: Amendment to Articles of Incorporation of
Ponce Title Company, Inc., P96000074061

Gentlemen:

Enclosed please find Articles of Amendment to Articles of Incorporation of Ponce Title Company, Inc.

Please note that no stock has been issued.

Also enclosed is my check in the amount of \$35.00 to cover the cost of filing amendment.

Sincerely,

Leonardo Spitale, Jr.

Leonardo Spitale

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

56 OCT 15 PM 1:58

APPROVED
AND
FILED

W
D96000074061
NO
10-15-96

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
PONCE TITLE COMPANY, INC.

Pursuant to the provisions of Chapter 607, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation, filed September 3, 1996, P96000074061,

FIRST: The name of the corporation is amended:

FROM: Ponce Title Company, Inc.
TO: L.S.Title, Inc.

SECOND: The amendment was adopted by the Board of Directors on the 9th day of October, 1996.

THIRD: No stock has yet been issued in the corporation.

Dated October 9, 1996.

PONCE TITLE COMPANY, INC.

By

Luis Antonio Aponte
Incorporator/Director

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 OCT 15 PM 1:50

APPROVED
AND
FILED