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Law Offices of Ana L. Sigler, P.A.

Ana L. Sigler

Telephone 305-686-8844
Fax 305-687-7004

9789 B. Dixie Hwy. No. 201
Miami, Florida 33150

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

200001940572
09/06/96--UT011--012
****122.50 ****122.50

Re: PINECREST TITLE, INC.

Enclosed are the original and one copy of the articles of incorporation for the above-named proposed Florida corporation. Also enclosed is a check in the amount of \$122.50, representing the fees for filing and a certified copy.

Thank you for your assistance in this matter.

Sincerely,


JORGE GAVIRIA

FILED
95 SEP -5 PM 2:22
SEC. OF STATE
TALLAHASSEE, FLORIDA

Dmc
9/9/96

ARTICLES OF INCORPORATION
OF

PINECREST TITLE, INC.

FILED
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MALLORY

In compliance with the requirements of the Florida Statute Chapter 607, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of the corporation is PINECREST TITLE, INC.

ARTICLE II

The mailing address of the corporation is:
9769 S. Dixie Hwy., Suite 201, Miami, Florida 33156.

ARTICLE III

The maximum number of shares this corporation is authorized to issue is ONE HUNDRED (100), all of which shall be common shares. All common shares shall be identical with each other in every respect and the holders thereof shall be entitled to one vote for each share upon all matters on which shareholders have the right to vote.

ARTICLE IV

The purpose of this corporation shall be to engage in business and matters related to Real Estate and any other general purpose authorized by Florida Statutes Chapter 607.

ARTICLE V

The initial street address of the corporation's principal office is: 9769 S. Dixie Hwy., Suite 201, Miami, Florida 33156.

The Registered Agent for the corporation is:

ANA L. SIGLER
9769 S. Dixie Hwy.
Suite 201
Miami, Florida 33156

ARTICLE VI

The initial Board of Directors shall consist of one (1) members. The names and addresses who will serve on the initial

Board of Directors are:

Ana L. Sigler
9700 SW 73rd ct.
Miami Florida 33156

ARTICLE VII

The names and addresses of the persons signing these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Ana L. Sigler	9769 S. Dixie Hwy. Suite 201 Miami, Florida 33156

ARTICLE VIII

The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

ARTICLE IX

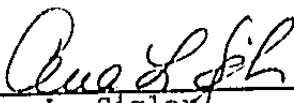
PREEMPTIVE RIGHT

Each shareholder of this corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this corporation that may, from time to time, be issued (whether or not presently authorized), including shares from the treasury of this corporation, in the ratio that the number of shares equals at the time of issue bears the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the corporation, stating the prices, terms and conditions of the issue of the shares, and inviting him to exercise his preemptive rights. The right may also be waived by affirmative written waive submitted by the shareholder to the corporation within thirty (30) days of receipt of notice from the corporation.

ARTICLE X
MEETING BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in special, regular, or annual meetings of the Board of Directors by means of conference telephone or similar communications equipment as provided by Florida Statute 607.0820(4).

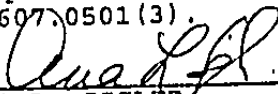
IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation this August 28, 1996.



Ana L. Sigler

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for PINECREST TITLE, INC. as designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to Florida Statute 607.0501(3).



ANA L. SIGLER