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Check Number Only

1-7-97

Devy

Arturo v. Hernandez

Requestor's Name

2420 Coral Way

Address

Miami FL 33143

City

State

ZIP

Phone

854-8529A

VALIDATION ONLY

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****122.50 ****122.50

CORPORATION(S) NAME

South Florida Appraisal
Source, Inc.

Empire Toll Free: 1-800-432-3028

FILED
97 JAN - 8 PM 1:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- Profit
- NonProfit
- Amendment
- Merger
- Foreign
- Dissolution
- Mark
- Limited Partnership
- Annual Report
- Other
- Reinstatement
- Reservation
- Change of Registered Agent
- Certified Copy
- Photo Copies
- Certificate Under Seal
- Call When Ready
- Call If Problem
- After 4:30
- Walk In
- Will Wait
- Pick Up
- Mail Order

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SECRETARY OF STATE
CORPORATION

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

EFFECTIVE DATE

1-7-97

CERTIFIED COPY

EFFECTIVE DATE

1-17-97

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TALLAHASSEE, FLORIDA

Articles of Incorporation
of
"South Florida Appraisal Source, Inc."

The undersigned, for the purpose of forming a corporation for profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I
NAME OF CORPORATION

The name of the corporation is: "South Florida Appraisal Source, Inc."

ARTICLE II
PURPOSE

The nature of the entity is a corporation which is being organized for the purpose of transacting any and all lawful business in the State of Florida.

ARTICLE III
DURATION

The existence of this corporation shall be perpetual. Corporate

existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of the State of Florida within five (5) days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE IV
CAPITAL STOCK

The maximum number of shares of stock which the corporation is authorized to issue and have outstanding at any one time is One Hundred (100) shares of common stock having a par value of \$1.00 per share.

ARTICLE V
INITIAL REGISTERED OFFICE and AGENT

The street address of the initial registered office and registered agent of the corporation are as follows:

PAUL MUXO
1836 S. W. 143rd Court
Miami, Florida 33175

The principal office and mailing address of this corporation is:

1836 S. W. 143rd Court
Miami, Florida 33175

ARTICLE VI
INITIAL BOARD OF DIRECTORS

This corporation shall have one (2) directors initially. The number of directors may be increased or diminished from time to time as provided for in the By-Laws, but shall never be less than one (1). The names and street addresses of the initial members of the first Board of Directors of the corporation are:

PAUL MUXO, President
1836 S. W. 143rd Court
Miami, Florida 33175

ADELA MUXO, Vice-President
1836 S. W. 143rd Court
Miami, Florida 33175

ARTICLE VII
INCORPORATOR

The name and street address of the incorporator signing these Articles is:

PAUL MUXO, President
1836 S. W. 143rd Court
Miami, Florida 33175

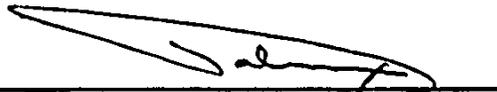
ARTICLE VIII
BY-LAWS

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

ARTICLE IX
AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

EXECUTED at Miami, Florida, this 7th day of January, 1997.



PAUL MUXO, Incorporator

**CERTIFICATE DESIGNATING RESIDENT AGENT
and REGISTERED OFFICE**

*In accordance with Chapter 48.091, Florida Statutes, the following
designation and acceptance is submitted in compliance thereof.*

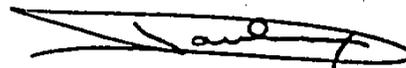
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TALLAHASSEE, FLORIDA

DESIGNATION

*RAFAEL POMARES, desiring to organize under the laws of the State
of Florida, hereby designates himself as Registered Agent of "SOUTH FLORIDA
APPRAISAL SOURCE, INC.", and further designates 1836 S. W. 143rd Court,
Miami, Florida, 33175, as its Registered Office.*

ACCEPTANCE

*Having been named as Registered Agent for the above named
corporation, I hereby agree to act in such capacity for such corporation at
its Registered Office.*



PAUL MUXO, Registered Agent

January 7 1996
Date