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February 12, 1997

Florida Division of Corp.
409 E. Gaines Street
Tallahassee, FL 32399

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****122.50 ****122.50

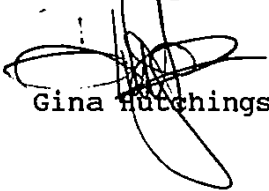
RE: File Articles of Incorporation

Gentlemen:

Enclosed please find the Articles of Incorporation of Benchmark
Title, Inc for filing. Also enclosed is our check in the amount
of \$122.50 for your filing fees.

If you have any questions, please do not hesitate to contact me.

Sincerely


Gina Hutchings

FILED
97 FEB 25 PM 4:12
SECRET
TALLAHASSEE, FLORIDA

42
3-3-97

ARTICLES OF INCORPORATION

OF

BENCHMARK TITLE, INC.

FILED
97 FEB 25 PM 4:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is BENCHMARK TITLE, INC. with its principal office and address being 3200 N.E. 14th Street Causway, Pompano Beach, Florida 33062 and its mailing address being the same.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation by the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 100 shares of \$1.00 par value common stock which shall be designated as "Common Shares"

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale by the corporation of any new stock of this corporation, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 3200 NE 14th Street Causway, Pompano Beach, Florida and the name of the initial registered agent of this corporation at that address is Gina Hutchings.

ARTICLE VII- INITIAL BOARD OF DIRECTORS

The corporation shall have two (2) Directors. The number of directors may be either increased or decreased from time to time in accordance with the By-Laws of the Corporation. The name and address of the initial Director is:

Gina Hutchings	2400 NE 8th Court Pompano Beach, FL 33062
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Kenneth Hutchings	2400 NE 8th Court Pompano Beach, FL 33062
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ARTICLE VIII - INCORPORATOR

The name and address of the Incorporators signing these Articles is: Gina Hutchings and Kenneth Hutchings

ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any Officer or Director or any former Officer or Director, to the full extent permitted by law.

ARTICLE X - AMENDMENT

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

ARTICLE XI - OFFICERS OF THE CORPORATION

The name, title and address of the Officers of the Corporation are as follows:

Gina Hutchings, President, Secretary	2400 NE 8th Court Pompano Beach, FL 33062
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Kenneth Hutchings, Vice President, Treasurer	2400 NE 8th Court Pompano Beach, FL 33062
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IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation on the date of signing.

DATED: 2-13-97

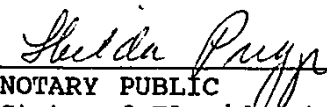

GINA HUTCHINGS

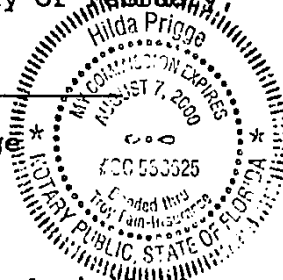

KENNETH HUTCHINGS

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Gina Hutchings and Kenneth Hutchings, to me known to be and known by me to be the persons who executed the foregoing Articles of Incorporation, who acknowledged before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid this 12 day of February, 1997.


NOTARY PUBLIC
State of Florida at Large
My Commission Expires:




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 48.091(1), Florida Statutes 1997 the following is submitted:

That, BENCHMARK TITLE, INC. desiring to organize or qualify under the laws of the State of Florida, has named Gina Hutchings, 3200 N.E. 14th Street Causway, Pompano Beach, Florida 33062 as its agent to accept service of process within the State of Florida.

DATED: 2-13-97



Gina Hutchings



Kenneth Hutchings

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, 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 the Florida Statutes relative to the proper performance of my duties.

DATED: 2-13-97



BY: Gina Hutchings
Registered Agent

FILED
97 FEB 25 PM 4:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA