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James G. Farr
ATTORNEY AT LAW

November 26, 1997

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*****70.00 *****70.00

Secretary of State
Division of Corporations
Capitol Building
Tallahassee, FL 32304

Re: Partners Title Services Corporation

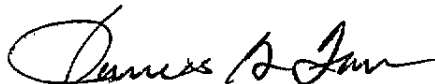
Dear Sir/Madam:

Enclosed are the Articles of Incorporation, in duplicate, for the subject corporation and my firm check in the amount of \$70.00 to cover the filing fee.

Also enclosed is a certificate required by Sections 48.091 and 607.034, Florida Statutes.

Please file the Articles, certifying them as the Articles of Incorporation of the above-corporation and return the enclosed copy at your earliest convenience.

Very truly yours,



JAMES G. FARR

jgf
encl

EFFECTIVE DATE

11-26-97

FILED
97 DEC - 1 PM 1:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

QW 12-3-97

EFFECTIVE DATE

11-26-97

FILED
97 DEC -1 PM 1:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
PARTNERS TITLE SERVICES CORPORATION

I, the undersigned, make, subscribe, acknowledge and file with the Secretary of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be:

PARTNERS TITLE SERVICES CORPORATION

ARTICLE II

The general purpose of the corporation shall be to conduct any business or engage in any other activity permitted under the laws of the State of Florida and the United States, whether for profit or otherwise.

ARTICLE III

The corporation shall begin existence as of the date of subscription hereto and acknowledgement hereto and shall have perpetual existence.

ARTICLE IV

The amount of capital with which the corporation will begin business shall not be less than \$500.00.

ARTICLE V

The amount of capital stock authorized to be issued by the corporation shall be ten thousand (10,000) shares of common stock having a par value of one dollar \$1.00 per share. Each of the shares of said stock shall entitle the holder thereof to one vote at any meeting of the stockholders. All or any part of said capital stock may be paid for in cash, property, labor or services at a fair evaluation to be fixed by the Board of Directors at a meeting called for such purpose. All stock when issued shall be paid for and shall be nonassessable. The stock

shall be issued pursuant to Section 1244 of the Internal Revenue Code, 1954, as amended.

ARTICLE VI

The street address of the corporation's initial registered and principal office shall be 1502 West Fletcher Avenue, Suite 101, Tampa, FLORIDA 33612 and the name of the corporation's initial registered agent at such address is James G. Farr. The corporation may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with the provisions of Section 607.3037 of the Florida Statutes.

ARTICLE VII

There shall be not fewer than one director of said corporation.

ARTICLE VIII

The number of directors constituting the initial Board of Directors shall be one and the name and address of the person who is to serve as a member thereof is as follows:

JAMES G. FARR
1502 West Fletcher Avenue
Suite 101
Tampa, Florida 33612

ARTICLE IX

The name and address of the incorporator is as follows:

JAMES G. FARR
1502 West Fletcher Avenue
Suite 101
Tampa, Florida 33612

ARTICLE X

The holders of the stock of this corporation shall have the preemptive right to subscribe for and purchase their proportionate share of any additional stock issued by the corporation from and after the issuance of the shares originally issued and subscribed for by the stockholders of this corporation, whether such additional shares be issued for cash, property, labor, services or any other consideration, and whether or not such shares be presently authorized or be authorized by subsequent amendment to these Articles of Incorporation.

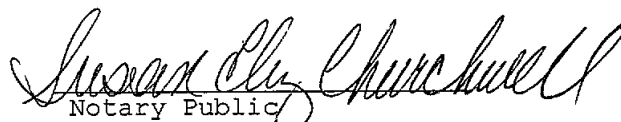
IN WITNESS WHEREOF, I, the undersigned, have executed these Articles of Incorporation for the uses and purposes herein stated, and have hereunto set my hand this 26th day of November, 1997.

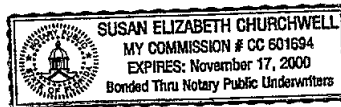

JAMES G. FARR

THE STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned authority, on this 26th day of November, 1997, personally appeared JAMES G. FARR, being to me well known to be the person who executed the foregoing Articles of Incorporation and who is personally known to me or who produced a drivers license as identification and who did take an oath and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS my hand and official seal this 26th day of November, 1997.


Notary Public
State of Florida at Large
My Commission Expires:



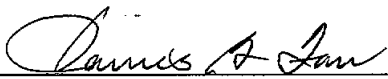
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act.

FIRST: That PARTNERS TITLE SERVICES CORPORATION desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Tampa, County of Hillsborough, State of Florida, has named James G. Farr of 1502 West Fletcher Avenue, Suite 101, Tampa, Florida, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT: Having been named as agent to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

DATED this 26th day of November, 1997.


JAMES G. FARR

EFFECTIVE DATE

11-26-97

FILED
97 DEC -1 PM 1:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA