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EDWARD A. KALISH  
ATTORNEY AT LAW  
5760 SOUTHWEST 116TH STREET  
CORAL GABLES, FLORIDA 33156-5033  
TELEPHONE (305) 668-2580  
FACSIMILE (305) 668-2581

FILED  
98 JAN 23 PM 2:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

January 14, 1998

VIA FEDERAL EXPRESS

Attorneys' Title Insurance Fund, Inc.  
660 East Jefferson  
Suite 200  
Tallahassee, Florida 32301

*Return to  
FIM ASAP  
See next  
page*

ATTN.: Barbara

900002401929--2  
-01/15/98--01076--027  
\*\*\*\*131.25 \*\*\*\*131.25

RE: Southern Title Services, Inc.

Dear Barbara:

Enclosed are two (2) counterpart originals of the Articles of Incorporation of Southern Title Services, Inc., my personal check no. 3941, in the amount of 131.25, payable to the order of the Florida Secretary of State, for the filing fees and charges, and my personal check no. 3942, in the amount of \$15.00, payable to the order of Attorneys' Title Insurance Fund, for your service charge.

At your earliest possible convenience, please file with the Florida Department of State one counterpart original of the enclosed Articles of Incorporation, and obtain from the Florida Department of State a Certificate of Status for the newly filed corporation, and a certified copy of the filed Articles of Incorporation (using the second counterpart original enclosed herewith).

Please return to me the Certificate of Status and the certified copy of the Articles of Incorporation in the enclosed Federal Express envelope.

Thank you in advance for the assistance in this matter.

Very truly yours,

*Edward A. Kalish*

EDWARD A. KALISH

Enclosures: As Stated

RECEIVED  
JAN 15 PM 1:54  
DIVISION OF CORPORATION

W98-1095

K. Rolfe JAN 15 1998

EDWARD A. KALISH  
ATTORNEY AT LAW  
5760 SOUTHWEST 116<sup>TH</sup> STREET  
CORAL GABLES, FLORIDA 33156-5033  
TELEPHONE (305) 668-2580  
FACSIMILE (305) 668-2581

January 22, 1998

VIA FEDERAL EXPRESS

Ms. Kimberly Rolfe  
Document Specialist  
Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

RE: Broker's Choice Title Company

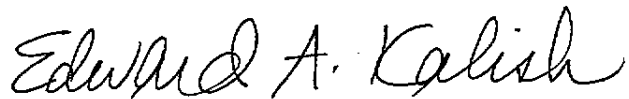
Dear Ms. Rolfe:

Enclosed are two (2) counterpart originals of the Articles of Incorporation of Broker's Choice Title Company, and a photocopy of your letter dated January 15, 1998.

At your earliest possible convenience, please file one counterpart original of the enclosed Articles of Incorporation, and forward to me in the enclosed FedEx envelope a Certificate of Status for the newly filed corporation, and a certified copy of the filed Articles of Incorporation (using the second counterpart original enclosed herewith).

Thank you in advance for the assistance in this matter.

Very truly yours,



EDWARD A. KALISH

Enclosures: As Stated



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

January 15, 1998

ATTORNEYS' TITLE INSURANCE FUND, INC.  
660 EAST JEFFERSON  
STE 200  
TALLAHASSEE, FL 32301

SUBJECT: SOUTHERN TITLE SERVICES, INC.  
Ref. Number: W98000001095

We have received your document for SOUTHERN TITLE SERVICES, INC. and your check(s) totaling \$131.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6932.

Kimberly Rolfe  
Document Specialist

Letter Number: 898A00002431

**ARTICLES OF INCORPORATION  
OF  
BROKER'S CHOICE TITLE COMPANY**

FILED  
98 JAN 23 PM 2:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator, a natural person competent to contract, hereby adopts the following Articles of Incorporation for the formation of a corporation under the provisions of Chapter 607, Florida Statutes, the Florida Business Corporation Act.

**ARTICLE I  
NAME**

The name of this corporation is **BROKER'S CHOICE TITLE COMPANY**.

**ARTICLE II  
PRINCIPAL OFFICE AND MAILING ADDRESS**

The street address of this corporation's initial principal office, and this corporation's initial mailing address, is **1570 Madruga Avenue, Suite 404, Coral Gables, Florida 33146**. The Board of Directors may, from time to time, move this corporation's principal office to any other address in Florida.

**ARTICLE III  
SHARES OF STOCK**

The number of shares of stock that this corporation is authorized to issue and have outstanding at any one time is **100 shares of common stock, having a par value of \$1.00 per share**.

**ARTICLE IV  
PREEMPTIVE RIGHTS**

This corporation elects to have the preemptive rights set forth in Section 607.0630, Florida Statutes (1997), as such section may be amended from time to time hereafter.

EAK

**ARTICLE V**  
**INITIAL REGISTERED OFFICE AND INITIAL REGISTERED AGENT**

The Florida street address of this corporation's initial registered office is **1570 Madruga Avenue, Suite 404, Coral Gables, Florida 33146**. The name of this corporation's initial registered agent at such initial registered office is **Edward A. Kalish**.

**ARTICLE VI**  
**INCORPORATOR**

The name and address of the sole incorporator to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Edward A. Kalish	1570 Madruga Avenue Suite 404 Coral Gables, Florida 33146

**ARTICLE VII**  
**DIRECTOR**

This corporation shall have one (1) director initially. The number of directors may be increased or decreased from time to time in the manner provided in this corporation's bylaws, or by an action duly adopted by this corporation's shareholders, but shall never be less than one (1).

**ARTICLE VIII**  
**INITIAL DIRECTOR**

The name and address of the individual who is to serve as this corporation's initial director is:

<u>NAME</u>	<u>ADDRESS</u>
Edward A. Kalish	1570 Madruga Avenue Suite 404 Coral Gables, Florida 33146

**ARTICLE IX**  
**PURPOSES AND POWERS**

This corporation is formed for the purpose of transacting, promoting, carrying on, and engaging in, any lawful act, activity or business for which corporations may be organized under the laws of the State of Florida.

This corporation shall have all of the powers vested in a corporation organized under, and existing by virtue of, the laws of the State of Florida.

**ARTICLE X**  
**AMENDMENT**

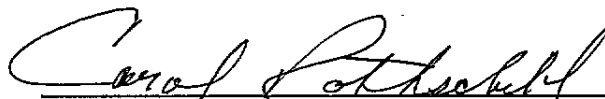
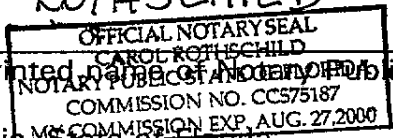
These Articles of Incorporation, or any amendment to them, may be amended or repealed in the manner provided by Florida law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 14th day of January, 1998.

  
EDWARD A. KALISH

STATE OF FLORIDA       )  
                                  )       SS:  
COUNTY OF DADE       )

The foregoing Articles of Incorporation were sworn to, subscribed and acknowledged before me this 14th day of January, 1998, by Edward A. Kalish. Edward A. Kalish is personally known to me.

  
[signature of Notary Public]  
CAROL ROTHSCHILD  
[typed or printed name of Notary Public]  
  
Notary Public, State of Florida

My Commission Number is: CC-575187

My Commission expires: AUG. 27, 2000

**CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR SERVICE OF PROCESS WITHIN THE  
STATE OF FLORIDA, AND NAMING REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 607.0501 AND SECTION 48.091, FLORIDA  
STATUTES, THE FOLLOWING IS SUBMITTED:

**BROKER'S CHOICE TITLE COMPANY, DESIRING TO ORGANIZE UNDER THE  
LAWS OF THE STATE OF FLORIDA, HAS NAMED EDWARD A. KALISH, LOCATED  
AT 1570 MADRUGA AVENUE, SUITE 404, CORAL GABLES, FLORIDA 33146, ITS  
REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF  
FLORIDA.**

Edward A. Kalish  
EDWARD A. KALISH

INCORPORATOR  
TITLE

JANUARY 14, 1998  
DATE

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS  
FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS  
CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND  
AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE  
PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE  
PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE  
OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Edward A. Kalish  
EDWARD A. KALISH

JANUARY 14, 1998  
DATE