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FLORIDA DIVISION OF CORPORATIONS
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FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
PHONE: (305)541-3694

ACCT#: 072450003255

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NAME: AENYAN TITLE SERVICES, INC.

AUDIT NUMBER.....H98000007532

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 5

CERT. COPIES.....1

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(5)

ARTICLES OF INCORPORATION
OF
BANYAN TITLE SERVICES, INC.

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be BANYAN TITLE SERVICES, INC., and the initial address of this corporation shall be 2300 East Las Olas Blvd., 4th Floor, Fort Lauderdale, Florida 33301

ARTICLE II

This corporation may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

<u>Number of Shares Authorized</u>	<u>Par Value Per Share</u>	<u>Class of Stock</u>
100	\$1.00	Common

The consideration for all of the said stock shall be payable in cash, property, real or personal, labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of the corporation.

ARTICLE IV

This corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

Prepared by: Lowndes M. Clise, Esq.
FBN: 58785
2300 E. Las Olas Blvd., 4th Floor
Fort Lauderdale, FL 33302
(954) 767-3345

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ARTICLE V

The initial registered office of this corporation shall be at 2300 East Las Olas Blvd., 4th Floor, Fort Lauderdale, Florida 33301, with the privilege of having its offices and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Lourdes M. Cline, Esquire.

ARTICLE VI

This corporation shall have at least one director, with the exact number to be specified by the stockholders from time to time unless the stockholders shall, by a majority vote thereafter, determine that the corporation be managed by the stockholders.

ARTICLE VII

The name and address of the first directors of the corporation, who shall hold office for the first year or until their successors are duly elected and qualified shall be:

NAME
LOURDES M. CLINE

ADDRESS
2300 East Las Olas Blvd.
4th Floor
Fort Lauderdale, Florida 33301

ARTICLE VIII

The name and address of the Incorporator is Lourdes M. Cline, Esq., 2300 East Las Olas Blvd., 4th Floor, Fort Lauderdale, FL 33301.

ARTICLE IX

No contract or other transaction between this corporation and any other corporation, and no act of this corporation, shall in any way be affected or invalidated by the fact that any of the directors of this corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this corporation who is also a director or an officer of such other corporation, or who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction, with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

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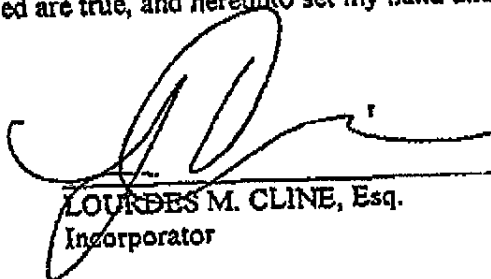
ARTICLE X

The private property of the stockholders shall not be subject to payment of the corporate debts in any event.

ARTICLE XI

This corporation shall indemnify and may insure its officers and directors to the fullest extent permitted by law either now or hereafter.

IN WITNESS WHEREOF, I, the undersigned, being the Incorporator hereinbefore named, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, make and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and hereunto set my hand and seal this __ day of April, 1998.

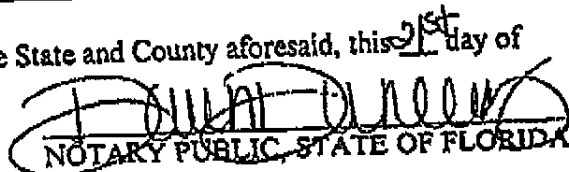

LOURDES M. CLINE, Esq.
Incorporator

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared LOURDES M. CLINE, Esq., to me known to be the person described in and who executed the foregoing Articles of Incorporation, who, after being duly sworn under oath, acknowledged before me that he executed the same for the purpose therein expressed, and that I relied upon the following form of identification of the above-named person:

Personal Knowledge and State of Florida Driver's License

WITNESS my hand and official seal in the State and County aforesaid, this 21st day of April, 1998.


NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:



DAWN M DURNEY
My Commission CO603344
Expires Oct. 18, 1999

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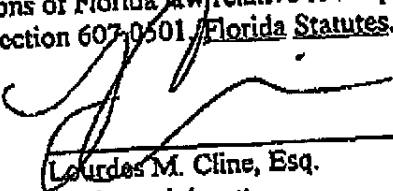
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**

In compliance with the laws of Florida, the following is submitted:

First, that LAW OFFICES OF LOURDES M. CLINE, P.A., desiring to organize under
the laws of the State of Florida, has named Lourdes M. Cline, Esq., 2300 East Las Olas
Boulevard, 4th Floor, Fort Lauderdale, County of Broward, State of Florida 33301, as its statutory
Registered Agent.

Having been named the statutory Registered Agent of the above corporation at the place
designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree
to comply with the provisions of Florida law relative to keeping the registered office open, and I
accept the obligations of Section 607.0501, Florida Statutes.


Lourdes M. Cline, Esq.
Registered Agent

DATED: this __ day of April, 1998.

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