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**Nunez Accounting & Tax
Services, Inc.**

10668 NW Fontainebleau Blvd.
Miami, FL 33172
Telephone 305 222-1280
Fax 305 222-8657

April 24, 1998

Corporate Records Bureau
P. O. Box 6327
Tallahassee, FL 32301

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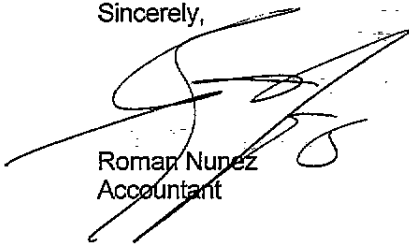
Re: Triad Appraisal Services, Inc.

Dear Sir or Madam:

Relative to the above proposed Florida Corporation, I am enclosing an original and one copy of the Articles of Incorporation. Please return one certified copy to this office.

I am also enclosing a check in the amount of \$ 122.50 to cover all filing fees.

Sincerely,



Roman Nunez
Accountant

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98 APR 27 PM 2:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

ARTICLE I

Name

The name of the corporation shall be: Triad Appraisal Services, Inc.

ARTICLE II

Principal place of business and mailing address

The principal place of business and mailing address of this corporation shall be:

5445 Collins Ave., Tower Suite # 9, Miami Beach, FL. 33140

ARTICLE III

Purpose(s)

This corporation is formed to engage in every phase and aspect of real estate appraisal. In addition, the corporation may invest available funds in real estate, mortgages, stocks, bonds or any other type of investment, and own real and personal property.

ARTICLE IV

Manner of election of directors

The manner in which the directors are elected or appointed is as follows:

This corporation shall have one (1) Directors initially. The number of Directors may be increased or decreased from time to time by the Bylaws but shall never be less than one (1). The name and address of the initial Director of this Corporation is as follows:

Gisela Tillman, President

5445 Collins Ave., Tower Suite # 9

Miami Beach, FL. 33140

ARTICLE V

Initial registered agent and street address:

The name and address of the initial registered agent is:

Gisela Tillman

5445 Collins Ave,

Tower Suite # 9

Miami Beach, FL. 33140

ARTICLE VI

Incorporators

The name and street address of this incorporator for these articles of incorporation is:
Gisela Tillman at 5445 Collins Ave., Tower Suite # 9, Miami Beach, FL. 33140

ARTICLE VII

Capital Stock

The corporation is authorized to issue One Thousand shares (1000) of one dollar (\$1.00) par value of Common Stock, which shall be designated "Common Shares".

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617,0501, FLORIDA STATUTES,
THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE
STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN
DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE
OF FLORIDA


1. The name of the corporation is:

Triad Appraisal Services, Inc.

2. The name and address of the registered agent and office is:

Gisela Tillman
5445 Collins Ave., Tower Suite # 9
Miami Beach , FL. 33140

Having been named as registered agent and 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.

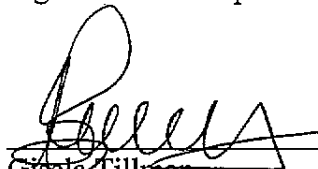

Signature

4-23-98

Date

The undersigned incorporator has executed this Articles of Incorporation this 23rd
day of April, 19 98.


Signature of Incorporator:


Gisela Tillman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing articles of incorporation were acknowledged before me on
April 23, 1998 by GISELA TILLMAN

Personally known ✓ or produced identification _____


Notary Public

My commissions expires:

