

**CORPORATE
ACCESS,
INC.**

99000014874

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 Fax (850) 222-1666

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1.) **B G Title Services, Inc**
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

3.)
(CORPORATE NAME & DOCUMENT #)

800002776588-4
-02/16/99-01019-022
*******70.00 *****70.00**

4.)
(CORPORATE NAME & DOCUMENT #)

5.)
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS

FILED
99 FEB 16 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
99 FEB 16 AM 9:58
DIVISION OF CORPORATION

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T. SMITH FEB 16 1999

ARTICLES OF INCORPORATION

OF

B G TITLE SERVICES, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be B G TITLE SERVICES, INC.

The principal place of business of this corporation shall be at 18974 CONCERTO DRIVE, BOCA RATON, FL 33498.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, including but not limited to real estate sales, brokerage, financing, purchasing, and owning.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having no par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 555 NE 15 STREET, SUITE 100, MIAMI, FL 33132 and the name of the initial registered agent of the corporation at that address is LOUIS D. ZARETSKY.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

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TALLAHASSEE, FLORIDA

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have ONE officer and ONE director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successors are elected or appointed is:

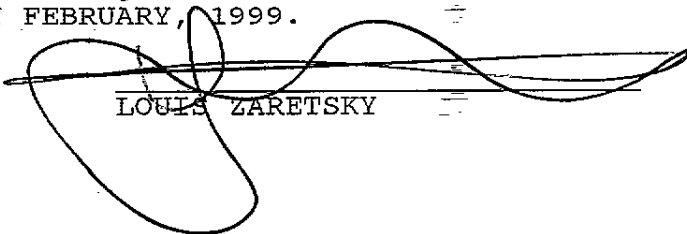
BRUCE R. GOLDBERG, PSD, 18974 CONCERTO DRIVE, BOCA RATON, FL 33498

ARTICLE VII. INCORPORATOR

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

LOUIS ZARETSKY, 555 N.E. 15TH STREET, SUITE 100, MIAMI, FL 33132


IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 12 day of FEBRUARY, 1999.


LOUIS ZARETSKY

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 12 day of FEBRUARY, 1999, by LOUIS D. ZARETSKY who produced _____ as identification or is personally known to me. Said person did not take an oath.



Notary Public, State of Florida at Large

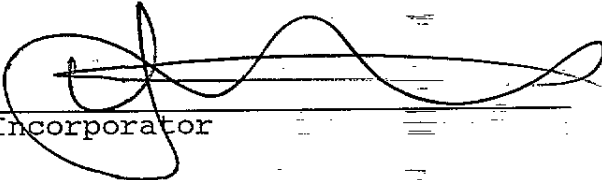
My Commission Expires: _____



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: —

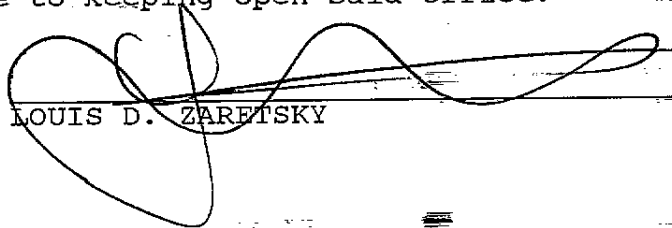
B G TITLE SERVICES, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at Miami, County of Dade, State of Florida, has named LOUIS D. ZARETSKY, 555 NE 15 STREET #100, Miami, Florida 33132 as its agent to accept service of process within this State.



Incorporator

ACKNOWLEDGMENT BY DESIGNATED AGENT

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



LOUIS D. ZARETSKY

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