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July 16, 1999

Division of Corporations  
Florida Department of State  
409 East Gaines Street  
Tallahassee, Florida 32399

800002935408--3  
-07/19/99--01130--004  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: Articles of Incorporation  
Of Kendall-Pinecrest Title, Inc.

EFFECTIVE DATE  
07-20-99

Gentlemen:

On behalf of the above referenced corporation, I enclose herewith an original and one (1) copy of the executed and notarized Articles of Incorporation, together with check in the amount of \$78.75.

Please cause the original copy of the Articles of Incorporation to be filed among the corporate records of the State of Florida. Please return the copy to the undersigned, together with your certificate that this is a certified copy of the original Articles of Incorporation.

The check enclosed herein is in payment of the following fees:

Filing fee	\$35.00
Certified copy fee	\$ 8.75
Resident Agent fee	<u>\$35.00</u>
TOTAL	\$78.75

Please note that in accordance with §607.0203, F.S., and Article XII of the Articles, the corporate existence commenced July 20, 1999. Thank you for your attention to this matter.

Very truly yours,

Ellen Gottfried GAVE

AUTHORIZATION BY PHONE TO  
CORRECT Reg. agent acceptance

DATE 07-27-99  
BY W.M.

DOC EXAM R. Purinton

add to  
McLUSKEY McDONALD & PAYNE, P.A.  
John W. McLuskey  
John W. McLuskey  
For The Firm

99 JUL 19 AM 9:51  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FILED

R. Purinton JUL 27 1999

**FILED**

99 JUL 19 AM 9:51

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION  
OF  
KENDALL-PINECREST TITLE, INC.

PREAMBLE

I, the undersigned, do hereby associate myself under the following Articles, for the purpose of forming a corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of the Corporation shall be:

Kendall-Pinecrest Title, Inc.

**EFFECTIVE DATE**  
07-20-99

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Corporation shall be:

South Park Centre  
12651 South Dixie Highway Suite 331  
Miami, Florida 33156

ARTICLE III

GENERAL NATURE OF BUSINESS

The general nature of the business to be transacted by this Corporation is:

(1) Engaging in any activity or business permitted under the laws of the United States and the State of Florida including the Title Insurance Business.

(2) Any other activity relating to, the sale, promotion, and distribution of and other related services as legally allowed.

## ARTICLE IV

### CORPORATE POWERS

This Corporation shall have all powers now and hereafter granted corporations for profit under the laws of the State of Florida, including the Emergency Powers included in §607.0303, Florida Statutes.

## ARTICLE V

### CAPITAL STOCK

(1) This corporation shall be authorized to have outstanding at any time a maximum of 100 shares of stock of the par value of \$1.00.

(2) Shares of stock may be issued in consideration of the payment of the entire purchase price or only part of the purchase price as may be determined by the Board of Directors which payment may be made in cash, property, or in services. Shares issued in consideration of the payment of only part of the purchase price:

(a) Shall be subject to calls thereon, in amounts and at such times as the Board of Directors may determine until the whole thereof shall have been paid; and

(b) Shall participate in dividends upon the basis of the amount actually paid on the respective shares; and

(c) Certificates issued therefor shall bear endorsement as to the actual amount paid thereon.

(3) No stock in this corporation shall be sold or transferred other than by operation of law, unless and until the record owner thereof shall have given written notice, by certified mail, to the corporation at its principal office, setting forth a desire to sell such stock, together with price, terms and conditions upon which said stock shall be offered for sale. The corporation, if it elects, or its stockholders, if it shall not elect, shall have an exclusive right to purchase said stock at the price and upon the terms and conditions set forth in said notice at any time within thirty (30) days of the corporation's receipt thereof. Upon failure of the corporation or its stockholders to exercise such rights within such thirty (30) day period, said stock may be offered for sale to others, but only at the price and upon the terms and conditions stated in said notice.

(4) Anything to the contrary notwithstanding, the original subscribers hereto shall, prior to issue of certificates therefor, have the right to assign their stock subscriptions without regard to the limitations on stock transfers contained in Section (3) above.

## ARTICLE VI

### REQUIRED CAPITAL

This corporation shall begin business with a capital of not less than Five Hundred (\$500.00) Dollars.

## ARTICLE VII

### TERM OF EXISTENCE

This corporation shall exist perpetually.

## ARTICLE VIII

### DIRECTORS

(1) The business of this corporation shall be conducted by a Board of Directors consisting of one (1) or more Directors, who shall be elected in accordance with the By-Laws.

(2) Members of the Board of Directors or an Executive Committee of such Board will be deemed present and may conduct business at any meeting of such Board or Committee by means of a conference telephone or similar communication equipment if such that all persons participating in the meeting can hear each other.

(3) The name and street address of the members of the first Board of Directors of this corporation who shall hold office for the first year of its existence or until their successors are elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
STEVEN SCOTT JANOFF	13940 S.W. 73 <sup>rd</sup> Court Miami, Florida 33158

## ARTICLE IX

### STREET ADDRESS AND DESIGNATION OF REGISTERED AGENT

That, KENDALL-PINECREST TITLE, INC., is desiring to organize under the laws of the State of Florida has designated its initial registered office as c/o:

Steven Scott Janoff  
13940 S.W. 73<sup>rd</sup> Court  
Miami, Florida 33158

in Miami, Dade County, Florida, and has named Steven Scott Janoff, as its initial Registered Agent who is located at such address. By signing these articles, Steven Scott Janoff hereby accepts designation as registered agent for said corporation.

## ARTICLE X

### SUBSCRIBERS

The names and residence addresses of the Subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
STEVEN SCOTT JANOFF	13940 Southwest 73 <sup>rd</sup> Court Miami, Florida 33158

## ARTICLE XI

### SCOPE OF ARTICLES


The provisions of these Articles, and amendments thereto, and each and every Article and Section thereof, and the provisions of the By-Laws and amendments thereof, shall be considered a part of every contract and transaction to which this corporation shall be a party. Every person, association and/or corporation dealing with this corporation is hereby charged with notice and knowledge of the powers and limitations of powers of this corporation.

## ARTICLE XII

### COMMENCEMENT OF CORPORATE EXISTENCE

In accordance with the provisions of §607.0203, the effective date of incorporation is specified to be July 20, 1999 so long as these Articles are filed with the Secretary of State within five (5) business days of this date.

WITNESS our hands and seals this 16 day of July 1999.

  
(SEAL)  
Steven Scott Janoff  
Incorporator/Registered Agent

State of Florida     )  
County of Dade     )SS:

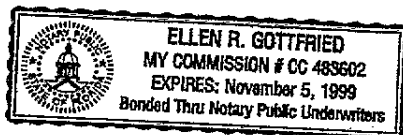
BEFORE me, the undersigned authority, personally appeared **Steven Scott Janoff**, to me well known to be the person described in and who executed and subscribed to the

foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami, in said County and State, this 16 day of July, 1999.

*Ellen R. Gottfried*  
NOTARY PUBLIC, State of  
Florida at Large.

My Commission Expires:



**FILED**  
99 JUL 19 AM 9:51  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA