

EXCEL ONE TITLE SERVICES, INC.

Insurance Title Attorneys

PO00000116432

December 13, 2000

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

FILED
00 DEC 18 PM 1:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: Ideal Funding Mortgage Company, Inc.

Dear Gentlemen:

Enclosed please find the following documentation with respect to the above-captioned matter:

1. Check No. 1419 in the amount of \$78.75
2. Articles of Incorporation

000003505250--5
-12/19/00--01017--016
*****78.75 *****78.75

If you have any questions, please feel free to contact this office.

Sincerely,

Florence Espinosa
Florence Espinosa

/fae
Enclosure

DRB
12/21

FILED

00 DEC 18 PM 1:54

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
IDEAL FUNDING MORTGAGE COMPANY, INC.

The undersigned, subscriber to these Articles of Incorporation, a natural person over the age of 18 years, and competent to contract, hereby present these Articles for the formation of a corporation under the laws of the State of Florida.

1. **NAME:** The name of the Corporation is:

IDEAL FUNDING MORTGAGE COMPANY, INC.

2. **NATURE OF BUSINESS:** The general nature of the business to be transacted by the Corporation is to engage in any business activity not prohibited by law. To invest funds of the Corporation in real estate, mortgages, stocks, bonds, or any other type of investments and to own real and personal property necessary and provide the services necessary in the Corporation's normal course of business. To do everything lawfully necessary and proper for the accomplishment of any of the purposes or the attainment of any of the objectives and/or the furtherance of any of the purposes or objectives enumerated in these Articles of Incorporation or any amendment thereof, necessary or incidental to the protection and benefit of the Corporation, and in general, either alone or in association with other corporations, firms, or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes or the attainment of the objectives or the furtherance of such purposes or objectives of the Corporation.

The foregoing paragraph shall be construed as enumerating both objectives and purposes of the of the Corporation; and it is hereby expressly provided that the foregoing enumeration of specific purposes and/or objectives shall not be held to limit or restrict in any manner the purposes of the Corporation otherwise permitted by law.

3. **CAPITAL STOCK:** The maximum number of shares of stock that the Corporation is to have outstanding at any time is 1000 shares of common stock having a par value per share of \$1.00.

4. **INITIAL CAPITAL:** The amount of capital with which the Corporation will begin business \$1,000.00.

5. **TERM OF EXISTENCE:** The Corporation is to exist perpetually.

6. **ADDRESS:** The initial post office address of the principal office of the Corporation in the State of Florida is **14405 Southwest 73rd Street, Miami, Florida 33183**. The Board of Directors may from time to time move the principal office to any other address in the State of Florida.

7. **DIRECTORS:** The business of the Corporation shall be managed by its Board of Directors. The number of directors constituting the entire Board shall not be less than one; and subject to such minimum may be increased from time to time by amendment of the By Laws in a manner not prohibited by law. Until so changed the number shall be two.

8. **INITIAL DIRECTORS:** The name and street address of the member of the first Board of Directors are:

Luis Salim	14405 Southwest 73rd Street Miami, Florida 33183
-------------------	--

Maritere Salim	14405 Southwest 73rd Street Miami, Florida 33183
-----------------------	--

9. **SUBSCRIBER:** The name and address of each person signing the Articles of Incorporation as a subscriber is:

Luis Salim	14404 Southwest 73rd Street Miami, Florida 33183
-------------------	--

10. **CONTRACTS:** No contract or other transaction between the Corporation and any other corporation shall be affected by the fact that any director of the Corporation is interested in, or is a director or officer of such corporation, and any director, individually or jointly may be a party to, or may be interested in, any contract or transaction of the Corporation or in which the Corporation is interested; and no contract or other transaction of the Corporation with any person, firm, or corporation shall be affected by the fact any director of the Corporation is a party in any way connected with such person, firm or corporation, and every person who may become a director of the Corporation is hereby relieved from any liability that might otherwise exist from contracting with the Corporation for the benefit of himself or any firm, association, or corporation in which he may be in any way interested.

11. **ADDITIONAL CORPORATE POWERS:** In furtherance and not in limitation of the general powers conferred by the laws of the State of Florida, and of the purposes and objectives hereinabove stated, the Corporation shall have all the following powers:

(a) To enter into, or become a partner in, any arrangement for profit sharing, union of interest, or cooperation, joint venture, or otherwise, with any person, firm or corporation.

(b) To deny to the holders of the common shares of the Corporation any preemptive rights to purchase or subscribe to any new issues of any type shares of the Corporation and no shareholder shall have any preemptive right to subscribe to any such shares.

(c) At its option, to purchase and acquire any or all of its stock owned and held by any such shareholder as should desire to sell, transfer, or otherwise dispose of his shares in accordance with the By-Laws adopted by the by the shareholders of the Corporation setting forth the terms and conditions of such purchase; provided, however, that the capital of the corporation is not impaired.

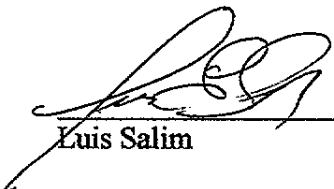
(d) At its option, to purchase and acquire the shares owned and held by any shareholder who dies, in accordance with the By-Laws adopted by the shareholders of the Corporation setting forth the terms and conditions of such purchase; provided, however, that the capital of the Corporation is not impaired.

(e) To enter into, for the benefit of its employees, one or more of the following: (1) a pension plan, (2) a profit-sharing plan, (3) a stock bonus plan, (4) a thrift and savings plan, (5) a restricted stock option plan, or (6) other retirement or incentive compensation plans.

12. AMENDMENT: These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the shareholders, and approved at a shareholder's meeting by a majority of the stock entitled to vote thereon, unless all the directors and all the shareholders sign a written statement manifesting their intension that a certain amendment of these Articles of Incorporation be made. All rights of shareholders are subject to this reservation.

13. RESIDENT OFFICE/AGENT: The street address of the initial registered office of this corporation is **14405 Southwest 73rd Street, Miami, Florida 33183**, and the name of the initial registered agent of this corporation is **Luis Salim**.

IN WITNESS WHEREOF, I the subscriber, have executed these Articles of Incorporation this 12th day of December, 2000.

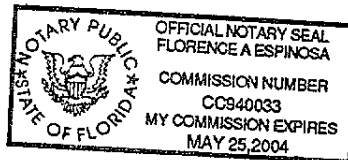

Luis Salim

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI DADE)

SWORN TO AND SUBSCRIBED AND ACKNOWLEDGED before me, a notary public duly authorized to administer oaths, by **Luis Salim**, who is personally known to me or who has produced drivers license for identification this 12 day of December, 2000.

Florence A Espinosa
NOTARY PUBLIC, State of Florida
At Large

My commission expires:



ARTICLE OF APPOINTMENT OF REGISTERED AGENT

Certificate designating place of business or domicile for the service of process within the State, naming agent upon whom process may be served.

The following is submitted in compliance with Chapter 48.091 Florida Statutes

IDEAL FUNDING MORTGAGE COMPANY, INC.

a corporation organized (or organizing) under the laws of the State of Florida, with its principal office at **14405 Southwest 73rd Street, Miami, Florida 33183**, has named **Luis Salim** as its agent to accept service of process within the State of Florida.

REGISTERED AGENT

Luis Salim

ADDRESS

**14405 Southwest 73rd Street
Miami, Florida 33183**

ACCEPTANCE:

I, the undersigned, agree as Resident Agent to accept Service of Process; to keep offices during prescribed hours; to post my name and any other officers of the corporation authorized to accept service of process at the above Florida designated address, in some conspicuous place in my office as required by law. The undersigned, having been named the Registered Agent of **IDEAL FUNDING MORTGAGE COMPANY, INC.**, a **Florida corporation**, accept such designation and am familiar with and accept the obligations of such position as provided in Florida Statute 607.0505.


Luis Salim, Registered Agent

FILED
00 DEC 18 PM 1:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA