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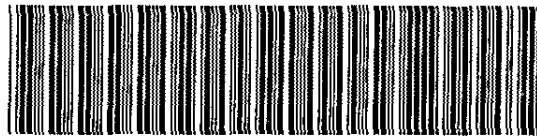
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TALLAHASSEE, FLORIDA

STEVEN H. KANE*
JEFFREY M. KOLTUN**
ELISA A. CAWOOD***

*L.L.M. in Taxation
Florida Board Certified in
Wills, Estates and Trusts

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and Kentucky

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February 9, 2004

Ms. Becky McKnight
Bureau of Corporate Records
Attention: Corporations Division
Post Office Box 6327
Tallahassee, Florida 32314

Re: MTG Real Estate & Investment Company
Effective Date: Date of Filing

Dear Becky:

As a follow-up to your telephone conversation today with my assistant Kim and in connection with the formation of the above corporation, we have enclosed two signed originals of the Articles of Incorporation of MTG Real Estate & Investment Company, including the Designation and Acceptance of Registered Agent. As you discussed with Kim, the name has been changed from MTG Real Estate Investment Company to MTG Real Estate & Investment Company.

The duplicate copy of the Articles of Incorporation has been subscribed to and acknowledged by the incorporator in the same manner as the original. Please endorse your approval of the Articles of Incorporation on the duplicate copy and return it to me at your earliest convenience.

Please contact me if you have any questions or need additional information.

Sincerely,



Jeffrey M. Koltun

JMK:kk

Enclosures

cc: Mr. David Goose

**ARTICLES OF INCORPORATION
OF
MTG REAL ESTATE & INVESTMENT COMPANY**

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TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the corporation formed pursuant to these Articles of Incorporation is MTG Real Estate & Investment Company.

ARTICLE II - DURATION

The corporation shall exist perpetually, commencing on the date of filing of these Articles of Incorporation with the Secretary of State, State of Florida.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607, *Florida Statutes*.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue 10,000 shares of \$.01 par value common stock.

**ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT,
AND CORPORATE ADDRESS**

The street address of the initial registered agent of the corporation is as follows:

557 North Wymore Road, Suite 100
Maitland, Florida 32751

The name of the initial registered agent of the corporation is:

Jeffrey M. Koltun

The street address of the corporate offices shall be:

4250 St. Johns Parkway
Sanford, Florida 32771

ARTICLE VI - INITIAL BOARD OF DIRECTORS AND OFFICERS

A. The corporation shall have two (2) directors initially. The number of directors may either be increased or diminished from time to time by the Bylaws but shall never be less than one (1).

B. The names and addresses of the initial directors and officers of the corporation are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Jeffrey John Thomas	4250 St. Johns Parkway Sanford, Florida 32771	President/Director
David Goose	4250 St. Johns Parkway Sanford, Florida 32771	Vice President/Secretary/ Treasurer/Director

ARTICLE VII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Jeffrey M. Koltun	557 North Wymore Road Suite 100 Maitland, Florida 32751

ARTICLE VIII - BYLAWS

The power to adopt, alter, amend or repeal the corporation's Bylaws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX - PRE-EMPTIVE RIGHTS

Every shareholder of the corporation shall have pre-emptive rights as provided in Section 607.0630 of the *Florida Statutes*.

ARTICLE X - INDEMNIFICATION

The corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

ARTICLE XI - AFFILIATED TRANSACTIONS

The corporation expressly elects not to be governed by the provisions of Section 607.0901, *Florida Statutes*, dealing with affiliated transactions.

ARTICLE XII - AMENDMENT

The corporation reserves the right to amend the Articles of Incorporation in the manner provided by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 9th day of February, 2004.


Jeffrey M. Koltun

CERTIFICATE OF DESIGNATION

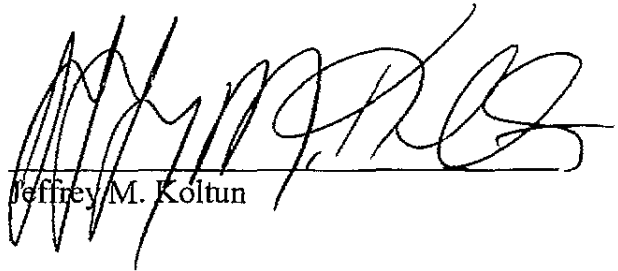
REGISTERED AGENT/REGISTERED OFFICE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.0501, *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 MTG Real Estate & Investment Company.
2. The name and address of the registered agent and office is Jeffrey M. Koltun, 557 North Wymore Road, Suite 100, Maitland, Florida 32751.

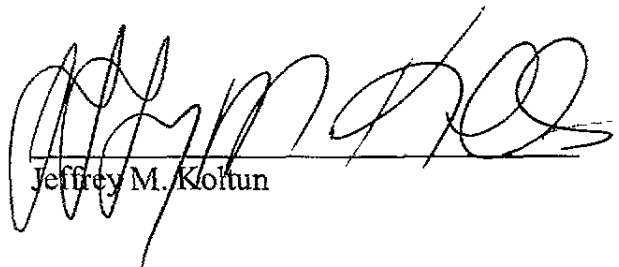
DATED February 9, 2004.


Jeffrey M. Koltun

ACCEPTANCE

Having been named as registered agent and to accept service of process for the above 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.

DATED February 9, 2004.


Jeffrey M. Koltun