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Account Name : HUBCO
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FLORIDA PROFIT CORPORATION OR P.A.

R & B Mortgage Enterprises, Inc.

Certificate of Status	1
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ARTICLES OF INCORPORATION

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

R & B Mortgage Enterprises, Inc.

ARTICLE II PRINCIPAL OFFICE

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

R & B Mortgage Enterprises, Inc.

**One Purlieu Place, Suite 210
Winter Park, FL 32792**

ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

100 Shares at No Par Value

ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is:

**Diana R. Browne
One Purlieu Place, Suite 210
Winter Park, FL 32792**

Prepared By:

**Bruce B. Hubbard
77 East John St.
Hicksville, New York 11801
1-516-935-3940**

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JUN 11 AM 8:02
TALLAHASSEE, FLORIDA

ARTICLES V INITIAL OFFICER(S)/DIRECTOR(S)

The name(s) and street address(es) and title(s) to these Articles of Incorporation is(are):

Diana R. Browne- 3088 Wainwright Street, Deltona, FL 32738 - President
Thomas Rossello, Jr.- 13552 Dornoch Drive, Orlando, FL 32828 - Vice President

ARTICLES VI INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

Diana R. Browne- 3088 Wainwright Street, Deltona, FL 32738
Thomas Rossello, Jr.- 13552 Dornoch Drive, Orlando, FL 32828

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

10th day of June 2004.


Diana R. Browne - Signature


Thomas Rossello, Jr. - Signature

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

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 THE DESIGNATING THE REGISTERED OFFICE/AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: **R & B Mortgage Enterprises, Inc.**

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

Diana Browne

Name

One Purlieu Place, Suite 210

(P.O. Box or Mail Drop Box NOT Acceptable)

Winter Park, FL 32792

(City / State / Zip)

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 the statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as registered agent.

Diana Q. Browne
Diana Browne
SIGNATURE

June 10, 2004

(Date)

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