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**ARTICLES OF INCORPORATION
MISTER MORTGAGE, INC.**

We, the undersigned, in order to form a corporation under and pursuant to the provisions of the Laws of Florida for the purposes set forth below, hereby subscribe to these Articles of Incorporation.

I

The name of the corporation shall be **MISTER MORTGAGE, INC.**

II

The purposes and general nature of the business to be conducted and transacted by the corporation shall be as follows:

A. To do and transact any and all business as permitted under the laws of the State of Florida and the United States of America.

B. To purchase for investment and resale, and to traffic in land, property, houses and buildings and other property of any nature. To create, sell, and deal in freehold and leasehold ground rents. To make advances upon the security of land or houses or other property. To deal in any manner with real and personal property.

C. To draw, make, accept, endorse, discount, execute, and issue promissory notes, bills of exchange, and other negotiable instruments, including bonds, debentures, or other obligations of this corporation, whether secured by mortgage pledge, or otherwise, or unsecured, for money borrowed, or in payment for property purchased or acquired, or for other lawful objects.

D. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise dispose of the shares of capital stock, or any bonds, securities, or other evidences of indebtedness, to exercise all of the rights, powers and privileges of ownership, including the right to vote according to the rights of said instruments and agreements.

ADRIAN D. FERRADAZ, ESQ.
7950 W. FLAGLER ST., SUITE 108
MIAMI, FL 33144
(305) 261-4032
FLORIDA BAR NO. 339040

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E. To purchase, hold, sell and transfer shares of its own capital stock; subject, however, to such limitations as may be provided by law; and provided further that shares of its own capital stock owned by the corporation shall not be voted upon directly or indirectly nor counted as outstanding for the purpose of any stockholder's quorum or vote.

Without limiting any of the purposes, powers and objects of this corporation, it is expressly declared and provide that this corporation shall have power in carrying on its own business, or for the purpose of accomplishment of any of the purposes or attainment of the objects hereinabove specified, to make and perform contracts of any kind and description and to do any and all other acts and things, and to exercise any and all powers, either as principal, agent or broker, conferred by the Laws of Florida upon corporations, and which a partnership or natural person could do and exercise, and which now or hereafter may be authorized by law.

III

The number of shares of stock that this corporation is authorized to have outstanding at any time is One Thousand shares of \$1.00 par value each.

IV

The existence of this corporation shall be perpetual.

V

The principal office of this corporation shall be:
9380 Sunset Drive, #B214, Miami, Florida 33173.

VI

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall never be less than one.

VII

The name and addressee of the first Board of Director, who shall, subject to these Articles of Incorporation, By-Laws, and the laws of the State of Florida, hold office for the first year of the corporation's existence, or until their successors shall have been elected and qualified, is as follows: CARLOS J. DEL BUSTO, III.

VIII

The names and addresses of each subscriber to the Certificate of Incorporation are as follows:

NAME	ADDRESS	SHARES	CONSIDERATION
CARLOS J. DEL BUSTO, III	9380 Sunset Dr., #B214 Miami, FL 33173	1,000	\$1,000.00

IX

The Registered Agent and the registered office for this corporation are: CARLOS J. DEL BUSTO, III
9380 Sunset Drive, #B214
Miami, Florida 33173

X

The officers of the corporation until the first meeting of the corporation Board of Directors, or until successors are elected, shall be:

Carlos J. del Busto, III, President/Secretary/Treasurer

XI

This corporation shall be initially governed by the stockholders, notwithstanding other provisions of these Articles of Incorporation. At the discretion of the initial sole stockholder or the successor of all shares of the stockholder, or when there are two or more stockholders owning stock in the corporation, at a meeting held for that purpose, stockholders may elect to operate with a Board of Directors and officers as provided elsewhere in these Articles of Incorporation. At such time there shall be elected a minimum of three directors who shall hold office for one year after their election or until their successors are elected or appointed and have qualified. The stockholders shall also elect such persons to fill the offices of: PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER, and such other offices as are permitted by the By-Laws of the corporation. The officers shall serve for one year after their election or until their successors are elected or appointed and have qualified. The manner and form of electing or appointing officers and directors shall be set out in the By-Laws.

XII

ARTICLES V. VOTING RIGHTS

Each holder of par value common stock shall at every meeting of the stockholders be entitled to one vote for each share of the par value common stock of the corporation standing in his name at the time of the close of the transfer book before such meeting or as otherwise provided by law.

XIII

PREEMPTIVE RIGHTS

Each stockholder shall have preemptive rights. Every stockholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rate share at the price at which it is offered to others.

XIV

ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

Having been made initial Registered Agent to accept service of process of the corporation at the initial registered office designated in these Articles of Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of the law pertaining thereto.

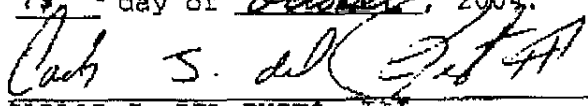

CARLOS J. DEL BUSTO, III

XV

INCORPORATOR

The names and addresses of the persons signing these Articles are: CARLOS J. DEL BUSTO, III, 9380 SUNSET DR., #B214, MIAMI, FL 33173.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation this fourth day of October, 2004.


CARLOS J. DEL BUSTO, III

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE ,

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLOS J. DEL BUSTO, III, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed. CARLOS J. DEL BUSTO, III is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of October, 2004.

Maria T. Pendas
NOTARY PUBLIC STATE OF FLORIDA



Maria T. Pendas
Commission #DD308993
Expires: May 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

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