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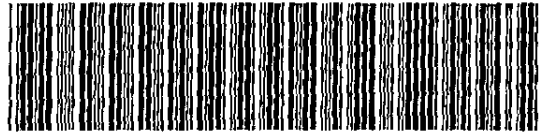
(Business Entity Name)

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James M. Wallace

Attorney and Counsellor At Law

Area Code 941
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1-800-690-4942
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747-0598

January 10, 2005

Secretary of State
Bureau of Corporate Records
Post Office Box 6327
Tallahassee, FL 32314

RE: J & J HOME BUYERS, INC.

Dear Folks:

Enclosed herewith is the original Articles of Incorporation of J & J HOME BUYERS, INC., together with my check in the amount of \$78.75 for filing fees and a certified copy.

I would appreciate your filing the above Articles and furnishing me with the certified copy for this Corporation.

Thank you for your assistance in this matter.

Sincerely yours,


JAMES M. WALLACE

JMW:gmc

Enc.

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AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

J & J HOME BUYERS, INC.

The undersigned, acting as incorporator of a corporation under the Florida General Corporation act, adopts the following Articles of Incorporation of such corporation:

FIRST: The name of the corporation is **J & J HOME BUYERS, INC.**

SECOND: The period of duration of the corporation is perpetual.

THIRD: The purpose or purposes for which the corporation is organized is to engage in any activity or business permitted under the laws of the United States and of this State of Florida. Further specific purposes for which the corporation is organized is to buy and rehabilitate residences for resale.

FOURTH: Authorized Shares. The aggregate number of shares that the corporation shall have the authority to issue is 7500 shares of Capital Stock with a par value of \$1.00 per share.

Initial Issue. 500 shares of the Capital Stock of the corporation shall be issued for cash at a par value of \$1.00 per share.

Stated Capital. The sum of the par value of all shares of Capital Stock of the corporation that have been issued shall be capital of the corporation at any particular time.

Dividends. The holders of the outstanding capital stock shall be entitled to receive, when and as declared by the Board of Directors, dividends, payable either in cash, in property or in shares of the capital stock of the corporation.

No Classes of Stock. The corporation is not authorized to issue shares in series.

FIFTH: The initial street address in Florida of the principal office of the corporation is 315 30th Avenue West, B-202, Bradenton, FL 34205 and the name and address of the initial registered agent is JANICE D. NORDQUIST, 315 30TH Avenue West, B-202, Bradenton, FL 34205.

SIXTH: The initial Board of Directors shall consist of one or more members, who need not be residents of the State of Florida or shareholders of the corporation.

SEVENTH: The name and address of the persons who shall serve as directors until the first annual meeting of the shareholders or until his or her successor shall have been elected and qualified is as follows:

<u>NAME</u>	<u>ADDRESS</u>
JANICE D. NORDQUIST	315 30 th Avenue West, B-202 Bradenton, FL 34205

EIGHTH: The name and address of the initial incorporator is as follows:

JANICE D. NORDQUIST	315 30 th Ave W, B-202 Bradenton, FL 34205
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NINTH: The names, addresses and offices of the persons who shall serve as officers until the first annual meeting or until their successors shall have been elected and qualified is as follows:

<u>NAMES & ADDRESS</u>	<u>OFFICE</u>
JANICE D. NORDQUIST 315 30 TH Ave W, B-202 Bradenton, FL 34205	President, Vice President, Secretary, Treasurer

TENTH: The shareholders shall have the power to adopt, amend, alter, change or repeal the Articles of Incorporation when proposed and approved at a stockholders meeting.

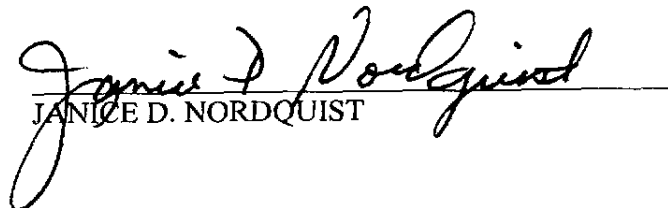
ELEVENTH: The initial number of Directors of the Corporation shall regularly consist of one member, but that the number of members of the Board of Directors may be increased to a total of not more than 35 and decreased to a total not less than one by majority vote of Stockholders.

TWELFTH: Each shareholder of any class of stock of this corporation shall be entitled to full pre-emptive rights to purchase any unissued or treasury shares of the corporation and any securities of the corporation convertible into or carrying a right to subscribe to or acquire shares to any such unissued or treasury shares.

THIRTEENTH: Directors' Authority to Fix Compensation. Directors shall have authority to fix the compensation unless otherwise provided in the Bylaws.

FOURTEENTH: The Corporation shall be deemed to commence its existence on acceptance and filing of these Articles of Incorporation in the Office of the Secretary of the State of Florida.

IN WITNESS WHEREOF, I, the undersigned, have made and subscribed my name to these Articles of Incorporation at Bradenton, Manatee County, Florida, on the 10th day of January A.D., 2005.


JANICE D. NORDQUIST

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared JANICE D. NORDQUIST who is to me well known to be the person described in and who subscribed the above Articles of Incorporation, and she did freely and voluntarily acknowledge before me according to law that she made and subscribed the same for the uses and purposes therein mentioned and set forth and did produce: State of Florida Driver's License as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal in said County and State this 10th day of January A.D., 2005.

(SEAL)


NOTARY PUBLIC

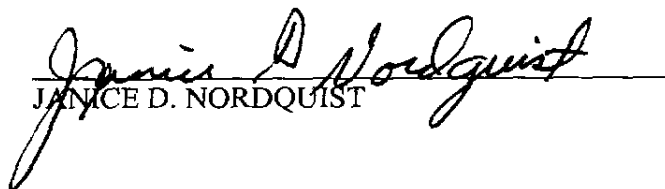
MY COMMISSION EXPIRES:



Gail M. Calandra
MY COMMISSION # DD055200 EXPIRES
October 22, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I, JANICE D. NORDQUIST, agree as Registered Agent to accept service of process; to keep office open during prescribed hours; and to post my name in some conspicuous place in the office as required by law at 315 30th Ave W, B-202, Bradenton, FL 34205.


JANICE D. NORDQUIST