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KATHY PROSSER

707 South First Street, Unit 301
Jacksonville Beach, Florida 32250
(904 241-2924

November 8, 2005

Corporation Filing Section
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

Re: Q MORTGAGE & INVESTMENT GROUP, INC.

Dear Sir or Madam:

Enclosed please find two copies of Articles of Incorporation and check to Department of State in the amount of \$70.00. Please return one copy of the Articles to me after filing.

Thanks for your help, and if there's any problem, please call me at (904) 241-2924.

Yours very truly,

Katheryn S. Prosser



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SECRETARY OF STATE

**ARTICLES OF INCORPORATION
OF
Q MORTGAGE & INVESTMENT GROUP, INC.**

ARTICLE I: The name of this corporation is **Q MORTGAGE & INVESTMENT GROUP, INC.**

ARTICLE II: This corporation shall have perpetual existence.

ARTICLE III: This corporation is organized for the purpose of engaging in any activity or business permitted under the laws of the United States or the State of Florida.

ARTICLE IV: The maximum number and class of shares of capital stock which this corporation is authorized to have outstanding is one hundred shares of common capital stock with a par value of One Dollar (\$1.00) per share.

ARTICLE V: The initial principal office of this corporation shall be at, 200 Executive Way, Suite 107, Ponte Vedra Beach, Florida 32082, and the name of the corporation's initial registered agent at that address is DEBORAH BROWN.

ARTICLE VI: Initially, this corporation shall have one member on the Board of Directors. The number of directors may be increased or decreased from time to time by Resolution of the shareholders, but at no time shall there be less than one member on the Board of Directors. The following is the name and address of the initial member of the Board of Directors:

DEBORAH BROWN
200 Executive Way, Suite 107
Ponte Vedra Beach, Florida 32082

ARTICLE VII: The name and street address of the person signing these Articles of Incorporation as a subscriber are as follows:

DEBORAH BROWN
200 Executive Way, Suite 107
Ponte Vedra Beach, Florida 32082

ARTICLE VIII: The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX: The Directors of this corporation shall take action by written consent, as provided by law.


ARTICLE X: The Board of Directors is authorized, with

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TALLAHASSEE, FLORIDA

the approval of the shareholders, to issue "Section 1244 Stock" as defined by Section 1244 of the Internal Revenue Code as the same may be amended from time-to-time.

ARTICLE XI: The 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 shareholders' meeting by a majority of the stock entitled to vote thereon unless all of the Directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned, being the original subscriber named herein for the purpose of forming a corporation to do business both within and without the State of Florida, does make, subscribe, acknowledge and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and accordingly, has hereunto set her hand and seal this 8 day of November, 2005.

 (SEAL)
DEBORAH BROWN

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED
AND ACCEPTANCE AND ACKNOWLEDGMENT

IN COMPLIANCE WITH SECTION 48-091, FLORIDA
STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST, that Q MORTGAGE & INVESTMENT GROUP, INC., desiring to organize or qualify under the Laws of the State of Florida as a corporation, with its principal place of business at 200 Executive Way, Suite 107, Ponte Vedra Beach, Florida 32082, County of St. Johns, State of Florida, as indicated in the Articles of Incorporation, has named DEBORAH BROWN, 200 Executive Way, Suite 107, Ponte Vedra Beach, Florida 32082, as its agent to accept service of process within the State of Florida.

Dated November 8, 2005


DEBORAH BROWN

ACKNOWLEDGMENT

Having been named to accept service of process for the above named corporation at the place designated in the Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes and acts relative to keeping open said office and with all provisions of all statutes and acts relative to the proper and complete performance of my duties.

Dated November 8, 2005


DEBORAH BROWN

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