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TO: DIVISION OF CORPORATIONS
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STATE OF FLORIDA
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FROM: CORPORATE CREATIONS MIAMI
4437 SHERIDAN AVE

MIAMI BEACH FL 33140-0000

CONTACT: JOSEPH MATA
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FAX: (305) 538-8994

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: 1ST MORTGAGE OF SOUTH FLORIDA, INC.
FAX AUDIT NUMBER: H95000004625
DATE REQUESTED: 04/25/1995
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ENTER SELECTION AND <CR>:

EFFECTIVE DATE
4-25-95

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TALLAHASSEE, FLORIDA

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Articles of Incorporation
of
1st Mortgage of South Florida, Inc.

Article I. Name

The name of this Florida corporation is 1st Mortgage of South Florida, Inc.

Article II. Address

The mailing address of the Corporation is:

1st Mortgage of South Florida, Inc.
541 State Road 7, Suite 5
Margate, FL 33068

Article III. Capital Stock

The Corporation shall have the authority to issue 2000 shares of common stock, par value \$.01 per share.

Article IV. Registered Agent

The name and address of the registered agent of the Corporation is:

David Lavery
2090 Palm Beach Lakes Blvd.
Suite 904
West Palm Beach, FL 33409

Article V. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased

David Lavery, Bar Member 0914142
David V. Lavery Law Offices
2090 Palm Beach Lakes Blvd.
Suite 904
West Palm Beach, FL 33409
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or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law. The name of each initial member of the Corporation's Board of Directors is:

Mark Cornacchia

Article VI. Incorporator

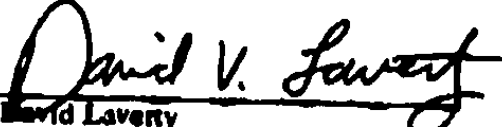
The name and address of the incorporator is:

David Lavery
2090 Palm Beach Lakes Blvd.
Suite 904
West Palm Beach, FL 33409

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective as of April 25, 1995.

The undersigned incorporator executed these Articles of Incorporation on the date first set forth below.


David Lavery

Date: 4/25, 19 95

David Lavery, Bar Member 0914142
David V. Lavery Law Office
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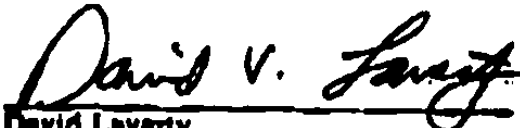
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

CORPORATION:
1st Mortgage of South Florida, Inc.

REGISTERED AGENT:
David Lavery
2090 Palm Beach Lakes Blvd.
Suite 904
West Palm Beach, FL 33409

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


David Lavery

Date: 4/25, 1995

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