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MAX SPIEGELMAN
ROBERT I. SPIEGELMAN

June 12, 1995

SECRETARY OF STATE
Department of State
Bureau of Corporate Records
409 East Gaines Street
Tallahassee, Florida 32399

800001512988
-06/14/95--01055--008
****122.50 ****122.50

Re: Union Mortgage Co., Inc.

Gentlemen:

Please find enclosed herewith an original and one (1) copy of the Articles of Incorporation and Registered Agent form regarding the above-captioned.

Also enclosed herewith, is this law firm's check number 2258, in the amount of \$122.50, representing your charter fee in the amount of \$35.00; registered agent fee in the amount of \$35.00; and your fee for a certified copy of the Articles in the amount of \$52.50.

Please send us your acknowledgement and a certified copy of the Articles of Incorporation.

Thank you for your prompt attention to this matter.

Very truly yours,

SPIEGELMAN AND SPIEGELMAN

Max Spiegel
MAX SPIEGELMAN, ESQ.

JUN 19 1995 BSB

MS/mrm
Enclosures (as noted)

FILED
95 JUN 14 AM 8:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
UNION MORTGAGE CO., INC.

FILED
95 JUN 14 AM 8:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers, desiring to form a corporation hereby make, sign and subscribe to these Articles of Incorporation, in order to form a corporation under the laws of the State of Florida.

I.

NAME: The name of the corporation is **UNION MORTGAGE CO., INC.**

II.

NATURE OF BUSINESS: The general nature of the business to be transacted by this corporation is: To purchase, improve, develop, lease, exchange, sell, dispose of, and otherwise deal in and turn to account, real estate; to purchase, lease, build, construct, erect, and occupy and manage buildings of every kind and character whatsoever; to finance the purchase, improvement, development and construction of land and buildings belonging to or to be acquired by this company, or any other person, firm or corporation. Further, in general to do any and all acts that may be necessary, convenient and appurtenant to the above-mentioned objects.

To conduct business in, have one or more offices in, buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, agencies, patents, copyrights, trademarks, and licenses in the State of Florida and in other states and countries.

To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

To purchase the corporate assets of any other corporation and engage in the same or other character of business.

To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidence of indebtedness created by any other corporation of the State of Florida, or any other state of government, and while owner of such stock, to exercise all the rights, powers and privileges or ownership, including the right to vote such stock.

To make and enter into all contracts and do everything else necessary, suitable and proper for the accomplishment, furtherance or attainment of any one or all of the aforesaid objects and purposes, either directly or incidental thereto, either alone or in association with other corporations, firms or individuals, either as principal or as agent, and to do every and all acts and things incidental to the benefit and protection of the

corporation, whether or not such business is similar to the objects and purposes above enumerated, and more particularly

The foregoing and following provisions shall be construed as objects and powers in furtherance and not in limitation of the general powers conferred by the laws of the State of Florida and the enumeration in these articles of specific powers and objects shall not be held to limit, restrict in any manner, the powers of this corporation; but this corporation may do all and everything necessary, suitable or proper for the accomplishment of any purpose or object, either alone or in association with other corporations, firms, or individuals, to the same extent and as fully as individuals might or could do as principals, agents, contractors, or otherwise.

III.

CAPITAL STOCK: The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Five Hundred (500) shares of common stock, having a nominal or par value of ONE AND 00/100 (\$1.00) Dollar per share. That the shares of stock hereby authorized shall be issued and regulated pursuant to and in accordance with the provisions of 1244 of the Internal Revenue Code of 1954 and that the offer, sale and issue of such shares shall be carried out in such manner that, in the hands of qualified shareholders, such shares will receive the benefits of 1244 of the Internal Revenue Code of 1954.

IV.

INITIAL CAPITAL: The amount of capital with which this corporation will begin business is not less than FIVE HUNDRED AND 00/100 (\$500.00) Dollars.

V.

TERM OF EXISTENCE: This corporation is to exist perpetually.

VI.

ADDRESS: The street address of the initial principal office of this corporation is hereby designated to be 7370 S.W. 170th Terrace, Miami, Florida, 33157; the name of the initial registered agent is hereby designated to be **RICHARD X. BENITEZ**.

The corporation may change its registered office or registered agent pursuant to the provisions of 607.037, Florida Statutes.

VII.

CORPORATE MANAGEMENT: The business of the corporation shall be managed by the stockholders of the corporation, rather than by a Board of Directors. That by reason of the election, the stockholders of this corporation shall be deemed Directors of this corporation. Any action of the stockholders may be taken without a meeting in accordance with the provisions of 607.394, Florida Statutes. The stockholders of this corporation be, and they are hereby empowered and authorized to exercise corporate powers prescribed and designated to Board of Directors pursuant to

607.111, Florida Statutes, and that in addition to those powers enumerated under 607.111, Florida Statutes, the stockholders are empowered and authorized to do the following additional acts:

- a) Manage the business of the corporation;
- b) Declare and pay dividends or division of the profits of the corporation;
- c) Designate who shall be officers or directors or both of the corporation;
- d) Impose and establish restrictions on transfer of stock and the terms and conditions thereof;
- e) Establish and determine voting requirements, including the requirements of unanimous voting of stockholders or directors;
- f) Establish the terms and conditions of employment of stockholders by the corporation;
- g) Provide for arbitration and terms and conditions of arbitration of issues as to which the stockholders are deadlocked in voting power, or as to which the directors are deadlocked and the stockholders are unable to break the deadlock; and
- h) To embody the foregoing items a) through g) inclusive, in the By-Laws of the corporation or in a side agreement in writing in accordance with Chapter 607, Florida Statutes.

VIII.

DIRECTORS: This corporation shall have a Board of Directors consisting of one (1) Director. The number of Directors may be increased or decreased from time to time by amendment to, or

in the manner provided in these Articles of Incorporation or the By-Laws adopted by the stockholders. To the extent any authorization or power is extended to a Director pursuant to Chapter 607, Florida Statutes, said powers shall be exercised by the stockholders of this corporation. The name and address of each individual serving as the initial Board of Directors is:

RICHARD X. BENITEZ, President
RICHARD X. BENITEZ, Secretary
7370 S.W. 170th Terrace, Miami, Florida, 33157

IX.

SUBSCRIBERS: The names and post office addresses of the subscribers to these Articles of Incorporation, number of shares of stock said subscribers agree to take and the value of the consideration therefor is:

<u>Name</u>	<u>No. of Shares</u>	<u>Consideration</u>
RICHARD X. BENITEZ	500	\$500

X.

AMENDMENT: These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, propose by them to the stockholders, and approved at a stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

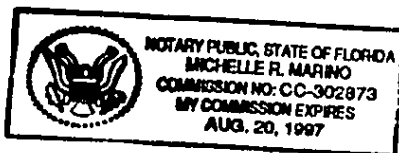
IN WITNESS WHEREOF, the subscriber has hereunto set his
hand and seal this 12 day of June, 1995.


 (SEAL)
RICHARD X. BENITEZ

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared
RICHARD X. BENITEZ, to me known to be the person described in, and
who executed the foregoing Articles of Incorporation, and she
acknowledged before me that she subscribed to these Articles of
Incorporation.

WITNESS my hand and official seal in the County and State
last aforesaid, this 12 day of June, 1995.




NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
Printed Name: Michelle R. Marino
My Commission No: _____
My Commission Expires: _____

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

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First -- That **UNION MORTGAGE CO., INC.**, desiring to organize
under the laws of the State of Florida with its principal office,
as indicated in the Articles of Incorporation at City of Miami,
County of Dade, State of Florida, has named **RICHARD X. BENITEZ**,
located at 7370 S.W. 170th Terrace, 33157, City of Miami, County of
Dade, State of Florida, as its agent to accept service of process
within this State.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)
Having been named to accept service of process for the above stated
corporation, at place designated in this certificate, I hereby
accept to act in this capacity, and agree to comply with the
provision of said Act relative to keeping open said office.

By: 

RICHARD X. BENITEZ
Registered Agent

FILED
95 JUN 14 AM 8:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA