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FLORIDA DIVISION OF CORPORATIONS
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DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
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ARTICLE OF INCORPORATION

OF

GRANT MORTGAGE CORP.

ARTICLE I

The name of this corporation shall be:

GRANT MORTGAGE CORP.

ARTICLE II

This corporation may engage in the transaction of any or all lawful business for which corporations may be incorporated under the Florida General Corporation Act of the State of Florida.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to issue at any time is 1,000 shares of \$1.00 par value each.

ARTICLE IV

The Shareholders of this corporation shall have preemptive rights to acquire unissued or treasury shares of the corporation, or securities of the corporation convertible into or carrying a right to subscribe to or to acquire shares of the corporation to the extent that the Stockholders might so specifically set forth. Lacking this affirmative action by the Stockholders, there shall be no such preemptive rights.

ARTICLE V

This corporation is to have perpetual existence.

ARTICLE VI

The principal office of this corporation shall be located at 10730 SW 102 Avenue, Miami, FL 33176 with the corporation retaining the power of moving its office to any other address in Florida, as may from time to time be determined and authorized by its Board of Directors, with branch offices in such other cities, or countries as may from time to time be authorized by its Board of Directors.

PREPARED BY: GUIDO A. AGUILERA, ESQ. FLORIDA BAR NO. 135749
815 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134 (BOS) 445-8748

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ARTICLE VII

The initial registered office of this corporation shall be at 10730 SW 102 Avenue, Miami, FL 33176. The initial registered agents at such address shall be: FERNANDO ALBUERNE

ARTICLE VIII

This corporation shall at all times have at least one and not more than five (5) Directors who shall conduct the business of the corporation as a Board of Directors. The Stockholders of this corporation may, from time to time, and at any time, increase or decrease the size of the Board of Directors of the corporation.

ARTICLE IX

The names and address of the Members of the First Board of Directors who shall hold office until the first Annual Meeting of Shareholders and/or until their successors are elected and qualified or until their earlier resignation, removal from office, or death, are:

FERNANDO ALBUERNE
10730 SW 102 AVENUE
MIAMI, FL 33176

ARTICLE X

The names and addresses of the subscribers are:

FERNANDO ALBUERNE
10730 SW 102 AVENUE
MIAMI, FL 33176

ARTICLE XI

The By-Laws of this corporation may be created, amended, changed or replaced by either the Stockholders or the Directors of the corporation at any duly scheduled Special Meeting called for that purpose.

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ARTICLE XII

Every person who now is or hereafter shall become a Director of this corporation, shall be indemnified by the corporation against all costs and expenses (including counsel fees) hereafter reasonably incurred by or imposed upon him in connection with, or resulting from any action, suit or proceedings, of whatever nature, to which he or she is or shall be made a party by reason of him or her being or having been a director of the corporation (whether or not he or she is made a party to such action, suit or proceeding, or at the time such cost or expense is incurred by or imposed upon him).

However, an exception is made to the above in relation to matters as to which he or she shall be finally adjudged in such action, suit or proceeding to have been derelict in the performance of the duties imposed in him as such Director. The right of indemnification herein provided for shall not be exclusive of other rights to which any such person may now or hereafter be entitled as a matter of law.


IN WITNESS WHEREOF, the undersigned have made, subscribed and acknowledged these Articles of Incorporation, this 24th day of AUGUST 1995.


FERNANDO ALBUERNE

STATE OF FLORIDA }
COUNTY OF DADE } 188

24th The foregoing instrument was acknowledged before me this day of AUGUST 1995, BY FERNANDO ALBUERNE, who is/are personally known to me or has/have produced Drivers Licenses as identification and and who did take an oath.

My Commission expires:


RAQUEL FERNANDEZ
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NO.



RAQUEL FERNANDEZ
My Commission 00318464
Expires Sep. 23, 1997
Bonded by HAI
800-423-1888

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

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

GRANT MORTGAGE CORP.

FIRST, THAT ~~XXXXXXXXXXXXXXXXXXXX~~, DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF MIAMI, STATE OF FLORIDA, HAS NAMED FERNANDO ALBUERNE, LOCATED AT CITY OF MIAMI, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE:

(SUBSCRIBER)

FERNANDO ALBUERNE

DATE: AUGUST 24, 1995

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE:

(RESIDENT AGENT)

FERNANDO ALBUERNE

DATE: AUGUST 24, 1995

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DISCUSSION AND CONCLUSIONS

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