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RICHARD C. POLLOCK
STEVEN M. PEÑA

January 2, 1996

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

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-01/24/96--01011--003
****122.50 ****122.50

Att: Brendolyn D. Bruton

Dear Mrs. Bruton:

Enclosed please find an original and two (2) copies of the Articles of Incorporation of "VARONA MORTGAGE CORP." I have also enclosed a draft in the amount of \$122.50 to cover the costs of all filing fees and a Certified Copy to be returned to this office.

Thank you for your cooperation.

Very truly yours,

Steven M. Pena
Steven M. Pena, Esquire
Pollock and Pena, P.A.

FILED

96 JAN 19 PM 1:56

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

File 1-19-96

ARTICLES OF INCORPORATION

OF

VARONA MORTGAGE CORP.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is:

VARONA MORTGAGE CORP.

ARTICLE II

The corporation may engage in or transact in any and or all activity or business permitted under the laws of the United States and of the State of Florida. The specific purpose for which the corporation is formed is to provide real estate mortgage services.

ARTICLE III

The corporation is authorized to issue and have outstanding at any one time an aggregate number of 500 shares of one class of common stock having a par value of One Dollar (\$1.00) per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE IV

INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation shall be not less than one (1) and subject to increase or decrease in number by the Board of Directors from time to time.

ARTICLE V

The names and address of the members of the initial Boards of Directors at this time are:

Domingo V. Varona
President/Secretary
Treasurer/Director

1501 N. W. 90th Way
Pembroke Pines, Fl. 33024

ARTICLE VI

**PRINCIPAL OFFICE, INITIAL REGISTERED AGENT
AND INITIAL REGISTERED OFFICE**

The corporation's initial Registered Agent, Principal Office Address and Registered Office in the State of Florida is:

Steven M. Pena, Esq.

7700 N. Kendall Drive
Suite 515
Miami, Florida 33156

ACKNOWLEDGMENT AND CONSENT OF REGISTERED AGENT

Having been named initial Registered Agent to accept service of process on the corporation at the Initial Registered Office designated in these Articles of

Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of law pertaining thereto.

Steven M. Pena
Steven M. Pena

ARTICLE VII
INCORPORATION

The name and address of the Incorporator executing these Articles of Incorporation is:

Domingo V. Varona 1501 N. W. 90th Way
Pembroke Pines, Fl. 33024

ARTICLE VIII

This corporation shall begin its existence as of the date of filing.

Domingo V. Varona
Domingo V. Varona, Incorporator

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17th day of January, 1996.

Notary Public
Notary Public
State of Florida

My commission expires:

