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FLORIDA DIVISION OF CORPORATIONS

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TO: DIVISION OF CORPORATIONS

FROM: CORPORATE CREATIONS INTERNATIONAL IN

DEPARTMENT OF STATE

401 OCEAN DR

STATE OF FLORIDA

SUITE 312

409 EAST GAINES STREET

MIAMI BEACH FL 33139-0000

TALLAHASSEE, FL 32399

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PHONE: (305) 672-0686

FAX: (305) 672-9110

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: JUPITER ISLAND MORTGAGE CORPORATION

FAX AUDIT NUMBER: H96000002869

CURRENT STATUS: REQUESTED

DATE REQUESTED: 02/28/1996

TIME REQUESTED: 16:07:35

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96 FEB 23 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DIVISION OF CORPORATIONS

96 FEB 29 AM 8:16

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Articles of Incorporation
of
Jupiter Island Mortgage Corporation

10/28/96
28/196

Article I. Name

The name of this Florida corporation is:
Jupiter Island Mortgage Corporation

Article II. Address

The mailing address of the Corporation is:
Jupiter Island Mortgage Corporation
9045 Bridge Road
Hobe Sound FL 33455

95 FEB 29 11:11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article III. Capital Stock

The Corporation shall have the authority to issue 2,000 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:

Lawrence U. Taube
1250 North Point Parkway
West Palm Beach FL 33407

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 or decreased from time to time in accordance with the Bylaws of the Corporation.

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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:

Richard Ruvido

Article VI. Incorporator

The name and address of the incorporator is:

Corporate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-6629

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective February 28, 1996

The authorized representative of the incorporator executed these Articles of Incorporation on February 28, 1996

Corporate Creations International Inc.

By: Johnny C. Rodriguez
Johnny C. Rodriguez Vice President

Corporate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-6629
(305) 672-0686

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT AND REGISTERED OFFICE**

CORPORATION:

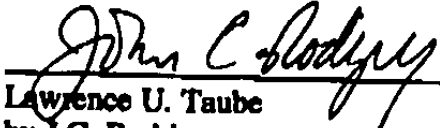
Jupiter Island Mortgage Corporation

REGISTERED AGENT:

Lawrence U. Taube
1250 North Point Parkway
West Palm Beach FL 33407

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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.



Lawrence U. Taube
by J.C. Rodriguez as attorney-in-fact

Date: February 28, 1996

Corporate Creations International Inc.
401 Ocean Drive • Suite 312 • Door Code #125
Miami Beach FL 33139-6629
(305) 672-0688

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