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CONTACT: ANNE MARIE LA FERLA
PHONE: (954)527-6221

ACCT#: 076077000521

FAX #: (954)764-4996

NAME: PARTNERS MORTGAGE, INC.

AUDIT NUMBER.....H97000003148

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

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**ARTICLES OF INCORPORATION
OF
PARTNERS MORTGAGE, INC.**

The undersigned incorporator does hereby make, subscribe, file and acknowledge these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

**ARTICLE I
NAME OF CORPORATION**

The name of this Corporation shall be:

Partners Mortgage, Inc.

**ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS**

The mailing address and the principal office of this Corporation is 2810 E. Oakland Park Blvd., Suite 200, Ft. Lauderdale, Florida, 33306.

**ARTICLE III
AUTHORIZED SHARES**

The total authorized capital stock of this Corporation shall consist of 10,000 shares of Common Stock, par value \$.01 per share.

**ARTICLE IV
ADDRESS OF REGISTERED OFFICE IN THIS STATE**

The street address of the initial registered office of this Corporation in the State of Florida is 2810 E. Oakland Park Blvd., Suite 200, Ft. Lauderdale, Florida, 33306, and the initial registered agent of this Corporation at that address shall be Raymond E. Glynn.

Prepared by: Scott H. Margol, Esq., FL Bar #0522848
Ruden McClosky, Et al., P. O. Box 1900
Fort Lauderdale, Florida 33301
(954) 764-6660

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ARTICLE V
INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

Raymond E. Glynn
2810 E. Oakland Park Blvd.
Suite 200
Ft. Lauderdale, Florida 33306

IN WITNESS WHEREOF, I have hereunto subscribed my hand and seal this 20 day of
February, 1997.


Raymond E. Glynn, Incorporator

THE UNDERSIGNED, named as the registered agent in Article IV of these Articles of
Incorporation, hereby accepts the appointment as such registered agent, and acknowledges that
he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida
Business Corporation Act, including specifically Section 607.0505.


Raymond E. Glynn, Registered Agent

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Prepared by: Scott H. Margol, Esq., FL Bar #0522848
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