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FLORIDA DIVISION OF CORPORATIONS  
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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: CORPORATE CREATIONS INTERNATIONAL INC.  
CONTACT: JOHNNY C RODRIQUEZ  
PHONE: (305)672-0686

ACCT#: 073171003004

FAX #: (305)672-9110

NAME: HOLLANDER & CO. MORTGAGE CORP.

AUDIT NUMBER.....H97000004357

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

CERT. OF STATUS..1

PAGES..... 4

CERT. COPIES.....0

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**ARTICLES OF INCORPORATION****EFFECTIVE DATE**3-13-97**Article I. Name**

The name of this Florida corporation is:  
Hollander & Co. Mortgage Corp.

**Article II. Address**

The mailing address of the Corporation is:  
Hollander & Co. Mortgage Corp.  
3752 Kumquat Avenue  
Coconut Grove FL 33133

**Article III. Registered Agent**

The name and address of the registered agent of the Corporation is:  
Corporate Creations Enterprises, Inc.  
4521 PGA Boulevard #211  
Palm Beach Gardens FL 33418

**Article IV. Board of Directors**

The name of each member of the Corporation's Board of Directors is:

Carol Hollander

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. 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 applicable law.

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

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Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

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

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective March 13, 1997

The undersigned incorporator executed these Articles of Incorporation on  
March 13, 1997

Corporate Creations International Inc.

By: 

Kara O'Donnell Vice President

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

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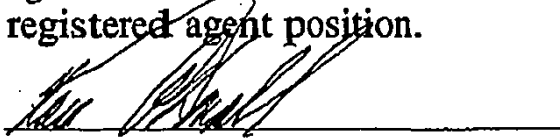
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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/OFFICE****CORPORATION:**

Hollander &amp; Co. Mortgage Corp.

**REGISTERED AGENT/OFFICE:**Corporate Creations Enterprises, Inc.  
4521 PGA Boulevard #211  
Palm Beach Gardens FL 33418

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.

  
Corporate Creations Enterprises, Inc.  
Kara O'Donnell, Vice President

Date: March 13, 1997

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