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TALLAHASSEE FLORIDA

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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: ACE INDUSTRIES, INC.
CONTACT: PAM FRIEDMAN
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ACCT#: 070744001530

FAX #: (305)358-7832

NAME: DOMUS BANKING AND FINANCE CORP.

AUDIT NUMBER.....H98000003507

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

CERT. OF STATUS..0

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 20, 1998

ACE INDUSTRIES INC

SUBJECT: DOMUS BANKING AND FINANCE CORP.
REF: W98000003873

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Written approval and clearance of the terms BANK, BANKER, BANC, BANKING, TRUST COMPANY, BANCSHARES, SAVINGS & LOAN ASSOCIATION, SAVINGS BANK, or CREDIT UNION must be obtained from the Division of Banking and Finance, pursuant to section 655.922(2a), Florida Statutes. The address is:

Division of Banking
Director's Office
101 E. Gaines St.
Fletcher Bldg., 6th Floor.
Tallahassee, FL 32399-0350
(850) 488-1111.

If you have any further questions concerning your document, please call (850) 487-6904.

Freida Chessar
Corporate Specialist

FAX Aud. #: H98000003507
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Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

H98-3507

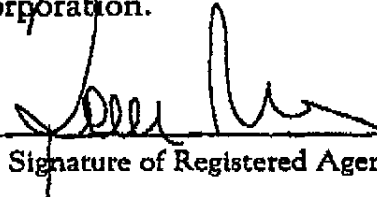
ARTICLES OF INCORPORATION

Article 1: Name of Corporation DOMUS MORTGAGE FINANCING CORP.
Address of Corporation 1717 NORTH BAYSHORE DRIVE Suite 102A
MIAMI, FLORIDA 33132

Article 2: CAPITAL STOCK: The number of shares which the corporation has authorized to be outstanding at any one time is 100, with a par value of \$1.00. (PAR VALUE IS NOT REQUIRED).

Article 3: REGISTERED AGENT: RENZO MAIETTO
and
REGISTERED OFFICE: 1717 NORTH BAYSHORE DRIVE Suite 102A
MIAMI, FLORIDA 33132

I am familiar with and hereby accept the duties and responsibilities as Registered Agent for said corporation.


Signature of Registered Agent 1/20/98
Date

Article 4: The BOARD of DIRECTORS are: (Board of Directors is NOT REQUIRED)
First listed is President. Second is Vice-President. Then, Sec/Treasurer.

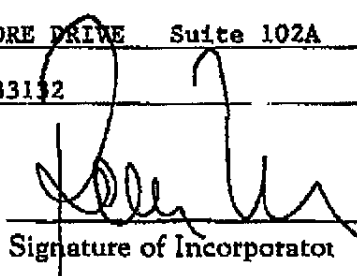
1. RENZO MAIETTO
1717 NORTH BAYSHORE DRIVE Suite 102A
MIAMI, FLORIDA 33132

Article 5: The Name and Address of the INCORPORATOR is:

RENZO MAIETTO
1717 NORTH BAYSHORE DRIVE Suite 102A
MIAMI, FLORIDA 33132

In witness whereof, I have subscribed my name

Prepared by: H98-3507
Ace Industries, Inc.
54 NW 11th Street
Miami, FL 33136
(305) 358-2571


Signature of Incorporator
RENZO MAIETTO

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