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Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
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TALLAHASSEE FLORIDA

**FLORIDA PROFIT CORPORATION OR P.A.**

**PINES MORTGAGE SERVICES, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

B. McKnight JUN 25 1999

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ARTICLES OF INCORPORATION  
OF  
PINES MORTGAGE SERVICES, INC.

The undersigned, desiring to form a corporation under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida, providing for the formation, liabilities, rights and privileges and immunities of corporations for profit, certifies that:

ARTICLE I. NAME

The name of the corporation is:

PINES MORTGAGE SERVICES, INC.

ARTICLE II. EXISTENCE

This corporation shall have perpetual existence.

ARTICLE III. PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of this State. This corporation is being formed for Mortgage Services.

ARTICLE IV. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock, each having a \$1 par value per share.

Frances Blissett, Esq.  
Frances Blissett, P.A.  
16211 N.E. 18 Avenue  
N. Miami Beach, FL 33162  
(305)947-5777  
FL Bar No. 0044921

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#### ARTICLE V. ADDRESS

The street address of the initial registered office of the corporation shall be 16211 N.E. 18 Avenue, N. Miami Beach, FL 33162, and the name of the initial registered agent of the corporation at the address is Frances Blissett, Esq., who hereby is familiar with and accepts the duties and responsibilities as registered agent for said corporation. The principal address of the corporation is 151 S.W. 167 Avenue, Pembroke Pines, FL 33027.

#### ARTICLE VI. DIRECTORS

This corporation shall have one director initially. The number of directors may either increase or diminish from time to time in accordance with the by-laws but shall never be fewer than one (1). The name and address of the director of this corporation is:

Joyce Browning  
151 S.W. 167 Avenue  
Pembroke Pines, FL 33027

President/Treasurer/Secretary

#### ARTICLE VII. SUBSCRIBERS

The name and address of the Incorporator signing these Articles of Incorporation is:  
Joyce Browning, 151 S.W. 167 Avenue, Pembroke Pines, FL 33027.

#### ARTICLE VIII. ALIENATION OF SHARES

No Shareholder of the Corporation may sell or transfer his shares to another without first offering them to the other shareholders of the Corporation, and he/she must offer them at the same price.

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**ARTICLE IX. BY-LAWS**

The power to adopt, alter, amend or repeal by-laws of this Corporation shall be vested in the Board of Directors and Shareholders.

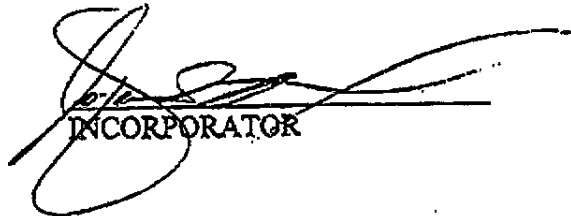
**ARTICLE X. DIRECTORS' COMPENSATION**

The Shareholders of this Corporation shall have the exclusive authority to fix the compensation of the Directors of the Corporation.

**ARTICLE XI. AMENDMENT OF ARTICLES**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation.

  
INCORPORATOR

STATE OF FLORIDA )

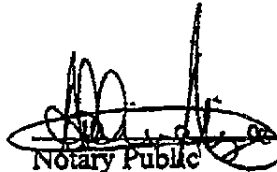
COUNTY OF DADE )

BEFORE ME, the undersigned authority, personally appeared JOYCE BROWNING, to me well known and known to me to be the individual described herein and who executed the foregoing Articles of Incorporation, and acknowledged before me that she executed the same for the purposes therein expressed.

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WITNESS, my hand and official seal in the county and State named above, this 21st day  
of June 1999.

  
Notary Public

Adeline Alizon  
Printed Name of Notary

My Commission Expires:



Adeline Alizon  
My Commission CC857364  
Expires December 12, 2000

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF  
INCORPORATION**

THE UNDERSIGNED hereby notifies that she has accepted the position and agrees to act  
as Registered Agent for PINES MORTGAGE SERVICES, INC.

  
FRANCES BLISSETT, ESQ.

STATE OF FLORIDA )

COUNTY OF DADE )

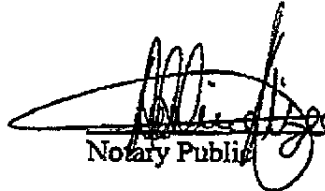
BEFORE ME, the undersigned authority, personally appeared FRANCES BLISSETT,  
ESQ., to me well known and known to me to be the individual described herein and who  
executed the foregoing Articles of Incorporation, and acknowledged before me that she executed  
the same for the puposes therein expressed.

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TALLAHASSEE FLORIDA

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WITNESS, my hand and official seal in the county and State named above, this 21st day  
of June, 1998.

  
\_\_\_\_\_  
Notary Public

Adeline Alize  
Printed Name of Notary

My Commission Expires:



Adeline Alize  
My Commission CC897354  
Expires: December 12, 2000

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