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Florida Department of State
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To:
Division of Corporations
Fax Number : (850) 922-4001

From:
Account Name : MULLEN & BIZZARRO, P.A.
Account Number : I19990000135
Phone : (954) 772-9100
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FLORIDA PROFIT CORPORATION OR P.A.

FLORIDA ATLANTIC MORTGAGE CORPORATION

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION
OF
FLORIDA ATLANTIC MORTGAGE CORPORATION**

ARTICLE I - NAME

The name of this corporation is FLORIDA ATLANTIC MORTGAGE CORPORATION with its principal office and business address being located at 5400 W. Sample Road, Margate, Florida 33073.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation by the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue One Thousand (1000) shares of \$1.00 par value common stock which shall be designated as "Common Shares".

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale by the corporation of any new stock of this corporation, shall have the right to purchase a pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is c/o Mullen & Bizzarro, P.A., 2929 E. Commercial Boulevard, PH-C, Fort Lauderdale, Florida 33308 and the name of the initial registered agent of this corporation at that address is Joseph P. Mullen.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The corporation shall initially have three (3) Directors. The number of Directors may be either increased or decreased from time

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to time in accordance with the By-laws of the Corporation although there shall never be less than one (1) required Director. The name(s) and address(es) of the initial Director(s) are: Pryce T. Richards, 5400 W. Sample Road, Margate, Florida 33073, Victor Scott Blackburn, 5400 W. Sample Road, Margate, Florida 33073, and Sue Richards, 5400 W. Sample Road, Margate, Florida 33073.

ARTICLE VIII - INCORPORATOR

The name and address of the Incorporator signing these Articles is: Joseph P. Mullen, Esquire, Mullen & Bizzarro, P.A., 2929 E. Commercial Boulevard, PH-C, Fort Lauderdale, Florida 33308.

ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

ARTICLE X - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on this 27th day of September, 1999.

Joseph P. Mullen

 JOSEPH P. MULLEN
 INCORPORATOR

STATE OF FLORIDA
 COUNTY OF BROWARD

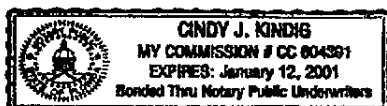
The foregoing instrument was acknowledged before me this 27th day of September, 1999, by JOSEPH P. MULLEN, who is personally known to me or who has produced a Florida driver's license as identification and who did not take an oath.

Cindy J. Kindig

 Notary Public

Print Name: *CINDY J. KINDIG*

My Commission Expires:



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Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with Section 48.091(1), Florida Statutes (1997), the following is submitted:

That, FLORIDA ATLANTIC MORTGAGE CORPORATION, desiring to organize or qualify under the laws of the State of Florida, has named Joseph P. Mullen, Esquire, as its agent to accept service of process within the State of Florida.

Dated: September 27, 1999.


JOSEPH P. MULLEN
INCORPORATOR

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of the Florida Statutes relative to the proper performance of my duties.

Dated: September 27, 1999.


JOSEPH P. MULLEN
Registered Agent

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