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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : FAS-T CORP. AGENTS, INC.
Account Number : 071001002335
Phone : (305) 599-0839
Fax Number : (305) 716-0346

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99 OCT 19 PM 2:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A. INTERNATIONAL MORTGAGE SERVICES OF SOUTH FLORIDA, INC

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

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10/19/99

ARTICLES OF INCORPORATION
OF
INTERNATIONAL MORTGAGE SERVICES OF SOUTH FLORIDA, INC.

ARTICLE I - NAME

The name of this Corporation is,

INTERNATIONAL MORTGAGE SERVICES OF SOUTH FLORIDA, INC.

ARTICLE II - ADDRESS

The address of the principal office and mailing address of the corporation is

205 BUTTONWOOD DRIVE

KEY BISCAVNE, FL 33149

ARTICLE III - DURATION

The Corporation shall have perpetual existence.

ARTICLE IV - 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 the State of Florida.

ARTICLE V - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue shall be 10,000 shares of ONE DOLLAR (\$1.00) par value voting common stock.

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ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 2699 South Bayshore Drive, Miami, FL 33133 and the name of the initial registered agent of this Corporation at that address is Robert A. Kaufman.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This Corporation shall have ONE (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than ONE (1). The name and address of the initial director of this Corporation is:

Marta Santiago
205 Buttonwood Drive
Key Biscayne, FL 33149

ARTICLE VIII - INCORPORATOR

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

Marta Santiago
205 Buttonwood Drive
Key Biscayne, FL 33149

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this ____ day of _____, 1999.


Incorporator

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STATE OF FLORIDA

COUNTY OF *Miami-Dade*) SS.

The foregoing instrument was acknowledged before me on October 13, 1999, by
Marta Santiago, to whom is personally known to me and he did take an oath.

Michelle Moyano
Name: *Michelle Moyano*
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



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CERTIFICATE OF REGISTERED AGENT

OF

INTERNATIONAL MORTGAGE SERVICES OF SOUTH FLORIDA, INC.

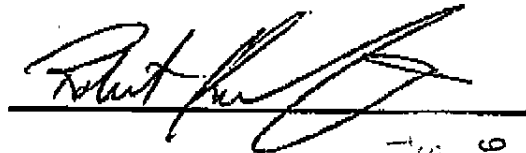
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

That International Mortgage Services of South Florida, Inc. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at the City of Miami, County of Miami-Dade, State of Florida, has named Robert A. Kaufman as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated Corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 13 day of October 1999.



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