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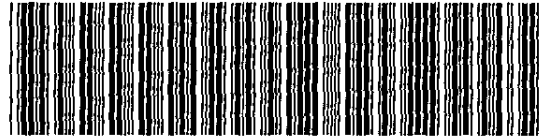
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STATE
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DIVISION OF REGISTRATION



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032
REFERENCE : 091526 7268062
AUTHORIZATION :
COST LIMIT : \$ 125.00

Patricia Pigute

FILED
04 DEC 17 PM 2:54
TALLAHASSEE, FLORIDA

ORDER DATE : December 17, 2004
ORDER TIME : 10:18 AM
ORDER NO. : 091526-005
CUSTOMER NO: 7268062
CUSTOMER: Donald Yetter, Esq
Donald W. Yetter, P.a.

Suite B
1111 Ninth Avenue West
Bradenton, FL 34205

DOMESTIC FILING

NAME: BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C.

EFFECTIVE DATE:

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- XX PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

THIS INSTRUMENT PREPARED BY:
DONALD W. YETTER, Esquire
1111.- Ninth Avenue West, Suite B
Post Office Box 9335
Bradenton, Florida 34206
(941) 749-1402

04 DEC 17 PM 2:54
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C.

ARTICLE I - NAME

THE NAME OF THIS Limited Liability Company shall be **BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C.**

ARTICLE II - ADDRESS

THE MAILING ADDRESS and street address of the principal office of the Limited Liability Company shall be 8175 U.S. Hwy 301 North, Parrish, Florida 34219

ARTICLE III - DURATION

THE PERIOD OF DURATION for this Limited Liability Company shall be until (i) the death, retirement, resignation and/or dissolution of a member of the Limited Liability Company; (ii) the occurrence of any other event that terminates the continued membership of a member in the Limited Liability Company; (iii) the Limited Liability Company is dissolved in a manner provided by law; or (iv) as further provided in the regulations of the Limited Liability Company as adopted by the members. The members of the Limited Liability Company shall have a right to continue the business of the Limited Liability Company on the unanimous consent of the remaining members.

ARTICLE IV - MANAGEMENT

THIS LIMITED LIABILITY COMPANY is to be managed by "Managers" and the names and addresses of the persons or entities who are to serve as such Managers are:

STANLEY FRIEDLANDER
38 Orchard Circle
Orange, Ohio 44022

SHELLEY GAY-KALISH
4403 99th Avenue East
Parrish, Florida 34219

CYNTHIA SWAFFORD GRESSLEY
1300 E. 9th Street, Suite 1220
Cleveland, Ohio 44114

ARTICLE V - MEMBERSHIP RESTRICTIONS

MEMBERS OF THE LIMITED Liability Company shall have a right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of such members admission to this Limited Liability Company.

A **MEMBER'S INTEREST** in this Limited Liability Company may not be sold or otherwise transferred except with the unanimous written consent of all of the members of the Limited Liability Company.

ON THE DEATH, RETIREMENT, resignation or dissolution of a member of this Limited Liability Company, or the occurrence of any other event that terminates the continued membership of a member in the Limited Liability Company, the remaining members of the Limited Liability Company shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE VI

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

THE STREET ADDRESS of the initial Registered Office of this Limited Liability Company is 1111 Ninth Avenue West, Suite B, Bradenton, Manatee County, Florida 34205. The name of the Limited Liability Company's initial Registered Agent at that address is **DONALD W. YETTER, Esquire**.

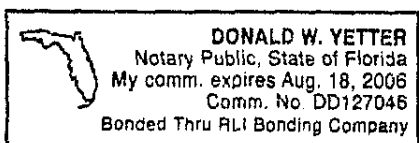
THE UNDERSIGNED BEING an original member of this Limited Liability Company certifies that this instrument constitutes the proposed Articles Of Organization of **BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C.**

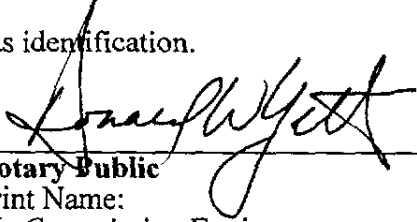
EXECUTED BY THE undersigned in Bradenton, Manatee County, Florida, on December 16, 2004.


SHELLEY GAY-KALISH

STATE OF FLORIDA
COUNTY OF MANATEE

THE FOREGOING instrument was acknowledged before me on this 16th day of December, 2004, by SHELLEY GAY-KALISH, who is personally known to me or who produced a valid Drivers License issued by the State of Florida as identification.




Notary Public
Print Name:
My Commission Expires:
My Commission Number:

ACCEPTANCE OF REGISTERED AGENT

PURSUANT to Section 608.407(2), Florida Statutes, the following is submitted in compliance with said statute: That BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C., desiring to organize under the laws of the State of Florida with its principal office as indicated in the foregoing Articles Of Organization, in the County of Manatee, State of Florida, has named DONALD W. YETTER, Esquire, whose address is 1111 Ninth Avenue West, Suite B, Bradenton, Florida 34205, as it's agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT

HAVING been named to accept service of process for BANYAN TITLE AND REAL ESTATE SERVICES, L.L.C., at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said statute, relative to keeping open said office.

DATED: December 16, 2004.

REGISTERED AGENT:


DONALD W. YETTER, Esquire