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May 21, 2001

FEDERAL EXPRESS

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

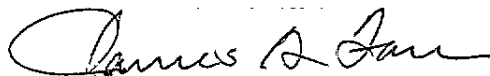
Re: Partners/BSG Title, Ltd.

700004288177--4
-05/22/01--01122--001
*****87.50 *****87.50

Dear Sir/Madam:

Enclosed are the Affidavit of Capital Contributions and Certificate of Limited Partnership, in duplicate, for the above partnership together with a check in the amount of \$87.50 for the filing fees. Please file these documents at your earliest convenience and return a copy to me. If there is any question or problem, please let me know.

Very truly yours,



James G. Farr, Esq.

encl

SECRETARY OF STATE
TALLAHASSEE FLORIDA

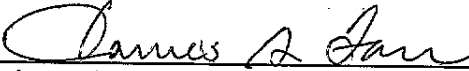
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
PARTNERS/BSG TITLE, LTD.**

1. PARTNERS/BSG TITLE, LTD.
Name of Limited Partnership
2. 1502 West Fletcher Avenue, Suite 101, Tampa, Florida 33612
Business Address of Limited Partnership
3. James G. Farr
Name of Registered Agent for Service of Process
4. 1502 West Fletcher Avenue, Suite 101, Tampa, Florida 33612
Florida Street Address for Registered Agent
5. 
Registered Agent Signature to Accept Designation as Registered Agent
6. 1502 West Fletcher Avenue, Suite 101, Tampa, Florida 33612
Mailing Address of the Limited Partnership
7. The latest date upon which the Limited Partnership is to be dissolved is
January 1, 2021.
8. Name of the General Partner(s): Partners Title Services Corporation

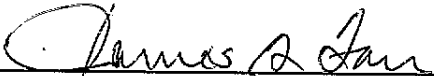
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Address of General Partner(s)
1502 West Fletcher Avenue
Suite 101
Tampa, Florida 33612

Signed this 22nd day of May, 2001.

Signature of all General Partners:

Partners Title Services Corporation,
General Partner

By: 
James G. Farr, President

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CLERK OF STATE
TALLAHASSEE FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting all of the general partners of Partners/BSG Title, Ltd., a Florida Limited Partnership, certify as follows:

The amount of capital contributions to date of the limited partners is:

\$00.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals:

\$1,000.00.

Dated this 22nd day of May, 2001.

FURTHER AFFIANT SAYETH NOT.

Under penalty of perjury I(we) declare that I(we) have read the foregoing and that the facts alleged are true, to the best of my(our) knowledge and belief.

Partners Title Services Corporation,
General Partner

By: James G. Farr
James G. Farr, President

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TALLAHASSEE FLORIDA