

Division of Corporations

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Florida Department of State

Division of Corporations

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DIVISION OF CORPORATION

FLORIDA LIMITED PARTNERSHIP

Division of Corporations

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Madison Title Agency, Ltd.

Certificate of Status	0
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MADISON TITLE AGENCY, Ltd.**

The undersigned, for the purpose of forming a limited partnership under the Florida Statute, Chapter 620, hereby make, acknowledge, and file the following certificate of limited partnership.

ARTICLE I -- NAME

The name of the limited partnership shall be Madison Title Agency, Ltd. ("Partnership").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Partnership shall be 1380 Miami Gardens Drive, Skylake Professional Building Suite 255, North Miami Beach, Florida 33179.

ARTICLE III -- DURATION

The Partnership shall commence its existence on the date these certificate of limited partnership are filed by the Florida Department of State. The Partnership's existence shall be perpetual unless the Partnership is earlier dissolved as provided in these articles of organization.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Partnership in the State of Florida is Ronald G. Klein, Esq., 4340 Sheridan Street, Suite 102, Hollywood, Florida, 33021.

Having been named as registered agent and to accept service of process for the above stated limited partnership at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 620, F.S.



Ronald G. Klein, Esq.

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ARTICLE V -- TERMINATION OF EXISTENCE

The Partnership shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the Partnership, unless the business of the Partnership is continued by the consent of all the remaining members.

The names and address of the general partner(s) of the Partnership are:

NAME

ADDRESS

Madison Title Holdings IV, L.L.C.

1380 Miami Gardens Drive
Skylake Professional Building Suite 255,
North Miami Beach, Florida 33179

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these certificate of limited partnership at New Jersey, on this, 27th day of March, 2002.

Bruce Stern
Bruce Stern, Organizer/Applicant

STATE OF NEW JERSEY

} ss

County of Ocean

March 27 2002

Jana Miller
Notary Public

Jana Miller
Notary Public of New Jersey
My Commission Expires Sept. 1, 2003

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The foregoing instrument was acknowledged before me this, 27 day of March, 2002, by Bruce Stern, who has produced a New Jersey Driver's Licenses as identification.

My Commission expires:

Jane Miller
Notary Public, State of New Jersey

Jane Miller
Notary Public of New Jersey
My Commission Expires Sept. 1, 2003

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
MADISON TITLE AGENCY, Ltd.**

The undersigned constituting all of the general partners of Madison Title Agency, Ltd., a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 2500.


The total amount contributed and anticipated to be contributed by the limited partners at this time total \$ 2500.

Signed this, 27th day of March, 2002.

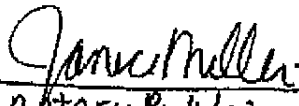
FURTHER AFFIANT SAYETH NOT.

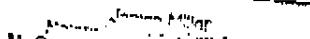
Under the penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Madison Title Agency, Ltd.
By Madison Title Holding IV, L.L.C.
Its General Partner

By 
Bruce Stern, Member

march 27. 2002


Notary Public


My Commission Expires Sept. 1, 2003

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