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MJH

January 29, 2001

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

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****125.00 ****125.00

Re: Realty Group Investment Corporation, LLC
Our File Number 511-00

To whom it may concern:

I enclose the original and one (1) copy of the Articles of Organization of the above new limited liability corporation for filing and a check for filing same. Please proceed to file same and return a filed, date stamped, certified copy to the undersigned in the envelope provided for said purpose.

If you have any questions, please call. Thank you for your courtesy and cooperation in this matter.

Very truly yours,

Pamela Taylor Karlson
Pamela Taylor-Karlson

PTK/klw
Enclosures - as stated above

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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**ARTICLES OF ORGANIZATION
REALTY GROUP INVESTMENT, LLC**

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be REALTY GROUP INVESTMENT, LLC and its principal office and mailing address shall be located at 245 Sunset Drive, Lake Placid, County of Highlands, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

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5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV MANAGEMENT

This limited liability company shall be managed by one (1) Manager. The name and address of the person who shall serve is as follows: LEWIS A. TULLY, 245 Sunset Drive, Lake Placid, Florida 33852.

ARTICLE V MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by vote of a majority in interest. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with written consent of a majority in interest of the members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE VI CAPITAL CONTRIBUTIONS

Capital contributions in the amount of \$100.00 cash shall be paid to the limited liability company. The obligation to pay this amount shall be borne by the initial members in proportion to their percentage interest in the limited liability company. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in proportion to their percentage interest in the limited liability company.

ARTICLE VII PROFITS AND LOSSES

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to share net profits in proportion to their percentage interest in the limited liability

company. The distributive share of the profits shall be determined and paid to the members at least as frequently as annually, otherwise at a time determined by the manager.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in proportion to their percentage interest in the limited liability company.

ARTICLE VIII DURATION


This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 245 Sunset Drive, Lake Placid, County of Highlands, State of Florida, and the name of the company's initial registered agent at that address is LEWIS A. TULLY.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of REALTY GROUP INVESTMENT, LLC

Executed by the undersigned at Sebring, Florida on this 29 day of January, 2001.



LEWIS A. TULLY

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA)
SS.:)
COUNTY OF HIGHLANDS)

Pursuant to the provisions of Section 608.407(1)(d) of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is REALTY GROUP INVESTMENT, LLC

The name of the registered agent for REALTY GROUP INVESTMENT, LLC is LEWIS A. TULLY and the street address of the company's principal office where the agent is located is 245 Sunset Drive, Lake Placid, Florida 33852.

This statement is to acknowledge that, as indicated above, by REALTY GROUP INVESTMENT, LLC has appointed me, LEWIS A. TULLY, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of 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.

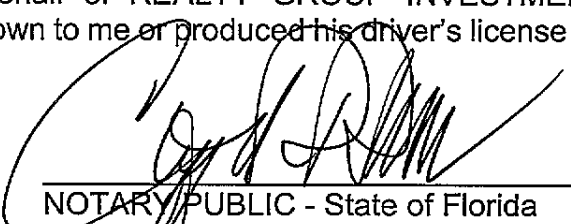
Dated this 29 day of January, 2001



LEWIS A. TULLY

The foregoing instrument was acknowledged before me this 29 day of January, 2001, by LEWIS A. TULLY, agent on behalf of REALTY GROUP INVESTMENT, LLC, who is personally known to me or produced his driver's license as identification and did take an oath.

STAMP/SEAL



NOTARY PUBLIC - State of Florida
Printed Name: _____
My Commission Expires: _____

This instrument prepared by:
Clifford R. Rhoades, Esquire
CLIFFORD R. RHOADES, P.A.
227 North Ridgewood Drive
Sebring, Florida 33870
Telephone: (863)385-0346

