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*****125.00 *****125.00

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: The Realty Team Title Company, L.L.C.
Filing of Articles of Organization

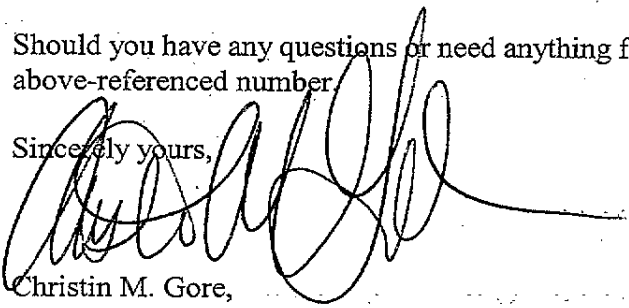
Dear Sir or Madam:

L02-1252

Enclosed please find the Articles of Organization along with a check in the amount of \$25.00 made payable to The Secretary of State. Said check will cover the fees for the filing of the above-referenced Articles of Incorporation.

Should you have any questions or need anything further, please do not hesitate to contact me at the above-referenced number.

Sincerely yours,


Christin M. Gore,
Legal Assistant

/cmg

Enclosures as stated

Enclosed please find the Articles of Organization

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**ARTICLES OF ORGANIZATION OF
THE REALTY TEAM TITLE COMPANY,
L. L.C.**

ARTICLE I

Name

The name of the limited liability company ("Company") is THE REALTY TEAM TITLE COMPANY, L.L.C.

ARTICLE II

The mailing and street address of the Company's principal office is 4800 Riverside Drive, Suite 101, Palm Beach Gardens, Florida 33410.

ARTICLE III

Duration

The period of duration for the Company is perpetual, beginning on the date that the Articles are filed by the Florida Department of State.

ARTICLE IV

Registered Agent and Office

The name of Company's initial registered agent in Florida is Jeffrey P. Zane, Esquire. The address of Company's registered office in Florida is 4800 Riverside Drive, Suite 101, Palm Beach Gardens, Florida 33410.

ARTICLE V

Management

The Company is to be managed by a managing member, that individual shall be Jeffrey P. Zane. He shall hold One Hundred (100%) percent of the voting rights of this entity. The profits of the Company shall be distributed, until such time as additional members are admitted, as follows:

JEFFREY P. ZANE	51%
CRAIG SCHNEIDER	12%
SUSAN BALL	12%
SYDELLE BANKS	12%

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WAYNE KATZ

13%

ARTICLE VI

Admission of New Members

The managing member of the Company has the right to admit new members and to determine the amount and nature of contributions by new members at the time the new members are admitted.

ARTICLE VII

Continuation of Business

The remaining members of the Company have the right to continue the business on death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company. The business may be continued only on the unanimous written consent of the remaining members.

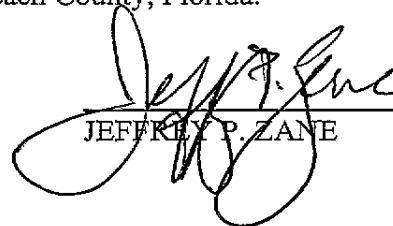
ARTICLE VIII

Additional Provisions

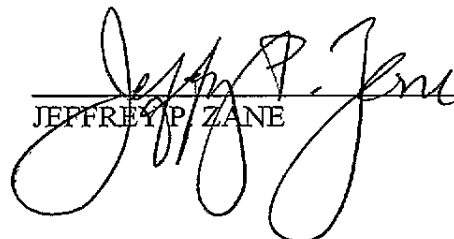
The power to adopt, alter, amend, or repeal the regulations of the Company is vested entirely in the managers listed Article V.

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IN WITNESS WHEREOF, we have executed these Articles of Organization on this 21st day of December, 2001, at Palm Beach Gardens, Palm Beach County, Florida.


JEFFREY P. ZANE

THE UNDERSIGNED HEREBY accepts the position of registered agent for this entity:


JEFFREY P. ZANE