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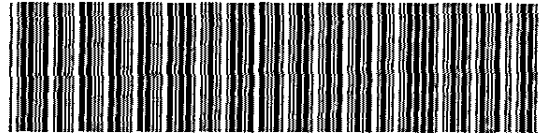
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TALLAHASSEE, FLORIDA

STUART M. SLUTSKY, P.A.
ATTORNEY AT LAW

STUART M. SLUTSKY, C.P.A., M.B.A.
Member of Florida Bar and New York Bar
Florida Bar Board Certified in Wills, Trusts & Estates

October 12, 2004

Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

RE: B & C Investments, L.L.C.

Dear Sir/Madam:

Enclosed please find the following:

1) Original and one (1) copy of the Amendment to the Articles of Organization (including a registered agent designation and registered agent acceptance).

2) A check in the amount of \$55.00 made payable to Florida Department of State, representing the following fees:


Filing Fee	\$25.00
Certified Copy	\$30.00
Total Enclosed	\$55.00

Please return a Certified Copy of the clocked in Amendment to the Articles of Organization once registered.

Thank you in advance for your immediate attention to this matter.

Very truly yours,
STUART M. SLUTSKY, P.A.

BY:


STUART M. SLUTSKY, ESQ.
For the Firm

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
of
B & C INVESTMENTS, L.L.C.
a Florida Limited Liability Company**

FIRST: The date of filing of the articles of organization was May 28, 2002.

SECOND: The following amendment to the articles of organization restates the articles of organization in its entirety and was/were adopted by the limited liability company:

Article I

The name of this limited liability company shall be B & C INVESTMENTS, L.L.C.

Article II

The mailing address is 654 Heritage Drive, Weston, Florida 33326 and the street address is 654 Heritage Drive, Weston, Florida 33326.

Article III

The name and street address of the registered agent and office for this Company is as follows: Stuart M. Slutsky, 2500 Weston Road, Suite 404, Weston, Florida 33331.

Article IV

The Limited Liability Company is to be managed by the members and the names and addresses of the members are:

<u>Name</u>	<u>Address</u>
JOSE M. COSTOYA	654 Heritage Drive Weston, Florida 33326
LUIS G. ALVAREZ	4043 Sanderling Lane Weston, Florida 33331

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Article V

The right of the members to admit additional members and the terms and conditions of the admission shall be that the majority of the members, majority based on the financial interest of each member, shall consent in writing to the admission of additional members.

Article VI

The right of the remaining members of the Limited Liability Company to continue the business on the 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 Limited Liability Company shall be that the remaining members shall have the right to continue the business of the Limited Liability Company by purchasing the interest of the dissociated members distributional interest. The members with a majority of financial interest shall have priority in purchasing the interest of the dissociated member.

IN WITNESS WHEREOF, the undersigned Member(s), under the penalties of perjury that the facts stated herein are true, have hereunto set their hands and seals this 11 day of October, 2004.


JOSE M. COSTOYA, Member


LUIS G. ALVAREZ, Member

Having been named as registered agent and to accept service of process for the above stated limited liability company 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 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 as provided for in Chapter 608, Florida Statutes.

Registered Agent
By: 
STUART M. SLUTSKY

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TALLAHASSEE, FLORIDA

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

**SOUTH FLORIDA TITLE AND TRUST LLC
A Florida Limited Liability Company**

FIRST: The Articles of Organization were filed on August 25, 2004 and assigned document number L04000063677.

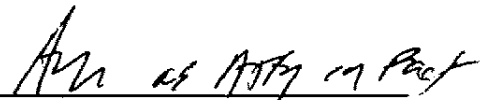
SECOND: The following amendments to the Articles of Organization were adopted by the limited liability company:

1. The name of the limited liability company is changed to **L & S TITLE AND TRUST LLC;**
2. The sole member of the limited liability company shall be **LIBOW & SHAHEEN LLP**, a Florida limited liability partnership.

Dated this 5 day of October, 2004.



Allen H. Libow



William M. Shaheen

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TALLAHASSEE, FLORIDA