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03 APR 16 AM 10:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**Law Offices of
DAVID F. HANNAN
A Professional Association**

David F. Hannan, Esquire

7301 Northwest 4th Street
Suite 102
Plantation, FL 33317
Telephone: 954-581-9388
Telecopier: 954-581-9347

April 10, 2003

Department of State
Division of Corporations
409 East Gaines Street
P.O. Box 6327
Tallahassee, Florida 32314

Re: Title & Escrow Company of Boca Raton, LLC

Gentlemen:

I enclose for filing the Articles of Organization for the captioned limited liability company.

I further enclose my check for the following:

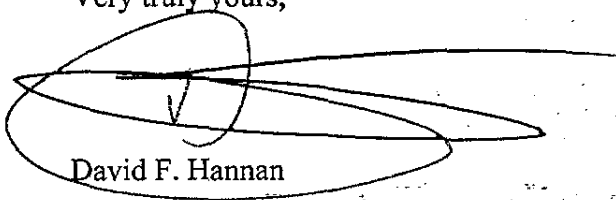
1. Filing Fee.
2. Designation of Registered Agent & Office.
3. Certified Copy of the Articles.

Total

FILED
03 APR 11 6 25 AM '03
\$25.00
\$30.00
\$155.00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Please forward the certified copy of the Articles to this office.

Very truly yours,



David F. Hannan

DFH/kf

Encl.

ARTICLES OF ORGANIZATION
FOR
TITLE & ESCROW COMPANY OF BOCA RATON, LLC
A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name

The name of the Limited Liability Company is:

Title & Escrow Company of Boca Raton, LLC

ARTICLE II - Address

The mailing address and street address of the principal office of the Limited Liability Company is:

**2424 North Federal Highway
Suite 318
Boca Raton, Florida 33433**

ARTICLE III - Duration

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV - Management

The Limited Liability Company is to be managed by the members (i.e. a member-managed company) by the Appointment or election of a manager in accordance with the duly adopted operating agreement (regulations) for this Company and the name and address of the initial managing member is (until the first annual meeting of members):

**David F. Hannan
7301 Northwest 4th Street
Suite 102
Plantation, Florida 33317**

ARTICLE V - Admission of Additional Members

The members shall have the right to admit additional members and the terms and conditions of the admissions shall be as unanimously agreed upon by all members.

ARTICLE VI - Members Rights to Continue Business

The remaining members of this Limited Liability Company shall have the right to continue the business of this company notwithstanding 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 this Limited Liability Company.

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TALLAHASSEE, FLORIDA

ARTICLE VII - Powers

This Limited Liability Company shall have all powers and authorities as set forth in Florida Statute 608.404 (1999) and as hereafter supplemented or amended.

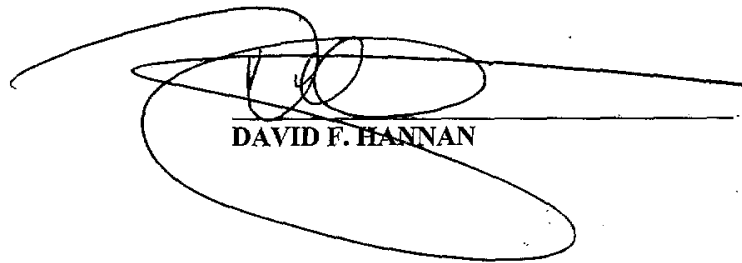
ARTICLE VIII - Registered Agent and Street Address

Pursuant to the provisions of section 608.415 of the Florida Statutes (1999), this Limited Liability Company designates as its initial registered agent and the street address of said registered agent as follows:

<u>NAME</u>	<u>ADDRESS</u>
David F. Hannan	7301 Northwest 4 th Street Suite 102 Plantation, Florida 33317

FILED
APR 11 2003
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

IN WITNESS WHEREOF, I, David F. Hannan, sign these Articles of Organization for , stating that the facts set forth hereinabove are true and that I am a member of this Limited Liability Company on this 11 day of April, 2003.



DAVID F. HANNAN

ACKNOWLEDGMENT

Having been named as the 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.



DAVID F. HANNAN
REGISTERED AGENT

DATE: April 11, 2003