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LAW OFFICES OF
WILLIAM S. ISENBERG
AND
ASSOCIATES

ATTORNEYS AT LAW
1216 SE 1ST AVENUE
FORT LAUDERDALE, FLORIDA 33316

(City/State/Zip/Phone #)

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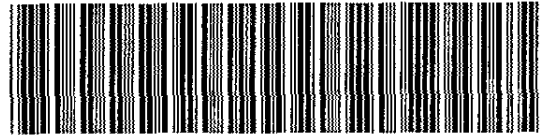
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ARTICLES OF ORGANIZATION

OF

ISENBERG LAND & TITLE, L.L.C.,

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I: NAME

608.407(1) (a)

The name of the limited liability company shall be ISENBERG LAND & TITLE, L.L.C. ("company").

ARTICLE II: ADDRESS

608.407(1) (b)

The mailing address and street address of the principal office of the company is:

1216 SE 1st Avenue
Fort Lauderdale, FL 33316

ARTICLE III: REGISTERED OFFICE AND AGENT

608.407(1) (c)

The name and street address of the registered agent of the company in the state of Florida are:

William S. Isenberg, Esq.
1216 SE 1st Avenue
Fort Lauderdale, FL 33316

ARTICLE V: CAPITAL CONTRIBUTIONS

The members of the company shall contribute to the capital of the company the cash or property set forth in Exhibit "A".

ARTICLE VI: ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members, or as provided in the regulations.

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ARTICLE VII: ADMISSION OF NEW MEMBERS

Except as set forth in the regulations, no additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all of the members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

ARTICLE VIII: MEMBERS' RIGHT TO CONTINUE BUSINESS

The company 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 company, unless the business of the company is continued by unanimous vote of all the remaining members.

ARTICLE IX: MANAGEMENT

The company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The names and addresses of the members of the company are

NAME	ADDRESS
William S. Isenberg	1216 SE 1st Avenue Fort Lauderdale, FL 33316

EXHIBIT A

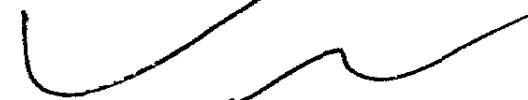
NAME

CONTRIBUTION

William S. Isenberg

\$200.00

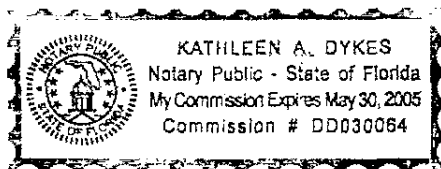
IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization at Fort Lauderdale, Florida, on December 3 2003.




William S. Isenberg

Sworn to and subscribed before me this 9th day of December, 2003
by William S. Isenberg, who is, personally known by me to be the
above signed party

(Notary Seal)





Signature of Notary Public

Kathleen A. Dykes

Name of Notary Typed, Printed,
or Stamped

My Commission Number:

CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE

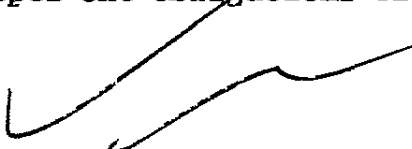
Under the provisions of F.S. 608.414 or 608.507, ILP Development and Lending, LLC submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is ISENBERG LAND & TITLE, L.L.C.

2. The name and street address of the registered agent in Florida are:

William S. Isenberg, Esq.,
1216, S.E. 1st Avenue,
Fort Lauderdale, FL 33316.

The undersigned, being the person named in the articles of organization of ISENBERG LAND & TITLE, L.L.C., as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.



Registered Agent
WILLIAM S. ISENBERG