

**Electronic Articles of Organization
For
Florida Limited Liability Company**

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FILED 8:00 AM
June 14, 2004
Sec. Of State
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Article I

The name of the Limited Liability Company is:
FLORIDA ESCROW & TITLE SERVICES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
3058 SHIPPING AVENUE
MIAMI, FL. US 33133

The mailing address of the Limited Liability Company is:
3058 SHIPPING AVENUE
MIAMI, FL. US 33133

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
JEFFREY M FLANAGAN
999 PONCE DE LEON BOULEVARD
SUITE 1000
CORAL GABLES, FL. 33134

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.

Registered Agent Signature: JEFFREY M. FLANAGAN

Article V

The name and address of managing members/managers are:

Title: MGRM
JOSEPH W CAREY
3058 SHIPPING AVENUE
MIAMI, FL. 33133 US

Title: MGRM
JEFFREY M FLANAGAN
3058 SHIPPING AVENUE
MIAMI, FL. 33133 US

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Article VI

The effective date for this Limited Liability Company shall be:

06/14/2004

Signature of member or an authorized representative of a member

Signature: JEFFREY M. FLANAGAN