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ROBERT N. GOLDSTEIN

Receiver/Trustee

614B Banyan Trail
Boca Raton, FL 33431

561-997-4002
561-997-4003 (Fax)
bobg@hcrsi.com

October 13, 2004.

Department of State
STATE OF FLORIDA
Corporate Division
P.O. Box 6327
Tallahassee, FL 32314

RE: HOSPITALITY TITLE SERVICES, LLC

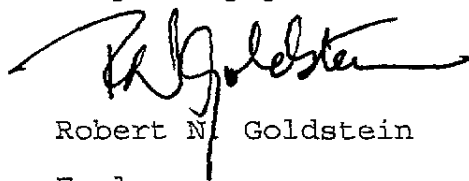
To Whom it May Concern:

Enclosed is an original and one (1) copy of the Articles of Organization of the above-captioned Limited Liability Company along with a check in the amount of \$130.00 for the appropriate fees for the filing, Designation of the Registered Agent and Certificate of Status.

Kindly indicate the filing of these Articles thereon and return the copy to us.

Thank you for your cooperation in this matter.

Very truly yours,



Robert N. Goldstein

Encls.

legal\corpdocs\HTS LLC TRANS LETTER 10-04.wpd

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SECRETARY OF STATE
TALLAHASSEE, FL 32317

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ARTICLES OF ORGANIZATION
OF
HOSPITALITY TITLE SERVICES, LLC

ARTICLE I - Name:

The name of the company is ***HOSPITALITY TITLE SERVICES, LLC***

ARTICLE II - Principal Address:

The mailing address and street address of the principal office of the company is 614 B Banyan Trail, Boca Raton, Florida 33431.

ARTICLE III - Registered Agent & Registered Office

The name and Florida street address of the registered agent is Robert N. Goldstein, 614 B Banyan Trail, Boca Raton, Florida 33431

ARTICLE IV - Members

This limited liability company has three (3) members whose names and addresses are:

Robert N. Goldstein
614B Banyan Trail
Boca Raton, FL 33431

Debra L. Swanson
2042 SE Hanford Road
Port St. Lucie, FL 34952

Fredric I. Gottlieb
2417 NW 40th Circle
Boca Raton, FL 33431

No additional members shall be admitted unless all members, (including any additional members other than original members) shall unanimously agree, and on such terms and conditions as shall be agreed unanimously.

The death, retirement, resignation, expulsion, bankruptcy or dissolution of any member, or the occurrence of any event which terminates the continued membership of a member of this limited liability company, shall terminate this company, unless the remaining members shall unanimously agree to continue the business of the company, in which event, this company shall not so terminate.

ARTICLE V - Management

The management of the company is reserved to the members of the company, in proportion to their contributions to the capital of the limited liability company. The power to adopt, alter, amend or repeal the regulations of the this limited liability company shall be vested in the members of the company.

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TALLAHASSEE, FL
SECRETARY OF STATE

ARTICLE VI - Capital Contribution

The initial capital contribution and the amount contributed is as follows:

Robert N. Goldstein	\$0.00
Debra L. Swanson	\$0.00
Fredric I. Gottlieb	\$0.00

ARTICLE VII - Effective Date

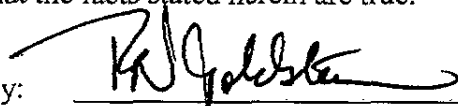
The effective date of this company is the date that it is filed with the Secretary of State.

ARTICLE VIII - Duration

The period of duration of this limited liability company shall be perpetual from the date of issuance of a Certificate of Organization by the State of Florida.

In accordance with section 608.408(3), Florida Statutes, the undersigned has executed these Articles of Organization this 13th day of October, 2004 and hereby affirms, under the penalties of perjury that the facts stated herein are true.

By:


Robert N. Goldstein, Managing Member

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

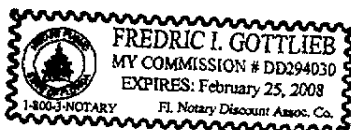
The foregoing instrument was acknowledged before me in the County and State aforesaid, this ____ day of October, 2004 by Robert N. Goldstein, who is known to me to be the person in and who has executed the foregoing instrument and who has taken an oath.

WITNESS my hand and official seal at Boca Raton, Palm Beach County, Florida this 13 day of October, 2004.



NOTARY PUBLIC, STATE OF FLORIDA,
AT LARGE

My Commission Expires:



**CERTIFICATE OF ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

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 as provided for in Chapter 608, F.S.



Robert N. Goldstein,
Registered Agent

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TALLAHASSEE, FLORIDA