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ARTICLES OF ORGANIZATION OF HERITAGE TITLE & ESCROW, 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

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

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the company is 3300 University Drive, Suite 901, Coral Springs, Florida 33065.

ARTICLE JU - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the state of Florida are:
Andrew A Ponnock
3300 University Drive, Suite 901
Coral Springs, Florida 33065

Having been named as registered agent and to accept service of process for the above named limited liability company at the place designated herein, I hereby accept 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 am familiar with and accept the obligations of my position as registered agent as provided for in F.S. Chapter 608.

Andrew A Ponnock

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Under the provisions of F.S. 608.415 or 608.507, HERITAGE TITLE & ESCROW, L.L.C, 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 HERITAGE TITLE & ESCROW, L.L.C.
- The name and address of the registered agent in Florida are:
 Andrew A. Ponnock, Esquire
 3300 University Drive, Suite 901, Coral Springs, Florida 33065 (Post office box is not acceptable.)

The undersigned, being the person named in the articles of organization of HERITAGE TITLE & ESCROW, 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.

Andrew Ponnock, Esquire

Registered Agent

2005 JAN 18 ARTH: 48

IN WITNESS WHERBOF, the undersigned member or authorized representative has made and subscribed these articles of organization at Broward, Florida, on January 14, 2005.

Andrew A. Ponnock, Esquire

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

STATE OF FLORDA COUNTY OF BROWARD

Sworn to and subscribed before me this January 14, 2005 by Andrew A. Ponnock, Esquire, who is

personally know to me or ____ produced identification.

Atary Public-State of Florida

IAKISHIA GRUBBS

Notary Public - State of Florida
- Sky Commission Expires Apr 10, 2007

Commission # DD202009

Sonded By National Notary Assn.

ASSEE, TLORIDA