

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

L07000078175
FILED 8:00 AM
July 30, 2007
Sec. Of State
dcurry

Article I

The name of the Limited Liability Company is:

TEAM TITLE & ESCROW, LLC

Article II

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

99 SE MIZNER BOULEVARD
405
BOCA RATON, FL. US 33432

The mailing address of the Limited Liability Company is:

1777 REISTERSTOWN ROAD
253
BALTIMORE, MD. US 21207

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:

GREGORY FEIT
99 SE MIZNER BOULEVARD
405
BOCA RATON, FL. 33432

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: GREGORY M. FEIT

Article V

The name and address of managing members/managers are:

Title: MGRM
GREGORY M FEIT
99 SE MIZNER BOULEVARD, #405
BOCA RATON, FL. 33432 US

Title: MGR
JACK FLECHNER
99 SE MIZNER BOULEVARD, #405
BOCA RATON, FL. 33432 US

Title: MGR
CANDICE ROWE
99 SE MIZNER BOULEVARD, #405
BOCA RATON, FL. 33432 US

Article VI

The effective date for this Limited Liability Company shall be:

07/30/2007

Signature of member or an authorized representative of a member

Signature: GREG FEIT

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