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Florida Department of State
Division of Corporations
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From:

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LIMITED LIABILITY COMPANY

CANCUN GOLF PARTNERS, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
CANCUN GOLF PARTNERS, LLC**

The undersigned member hereby executes these Articles of Organization (the "Articles") for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

ARTICLE I
Name

The name of this limited liability company (the "Company") shall be:
CANCUN GOLF PARTNERS, LLC

ARTICLE II
Mailing Address and Street Address of Principal Office

The mailing address and the street address of the principal office of the Company shall be:
2910 West Bay to Bay Boulevard
Tampa, Florida 33629

ARTICLE III
Registered Office and Registered Agent

The initial registered office of the Company shall be located at 101 East Kennedy Boulevard, Suite 2700, Tampa, Florida 33601 and the initial registered agent of the Company at such office shall be Albert C. O'Neill, Jr. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

ARTICLE IV
Management

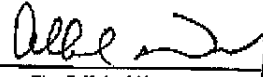
The Company shall be managed by a Manager, who may be one of the members of the Company.

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TALLAHASSEE, FLORIDA

ARTICLE V
Amendment of Articles of Organization

The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

IN WITNESS WHEREOF, the undersigned, pursuant to Section 608.407, Florida Statutes, has executed these Articles for the uses and purposes herein stated.

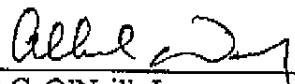


Albert C. O'Neill, Jr., Authorized Representative

CANCUN GOLF PARTNERS, LLC**ACCEPTANCE OF SERVICE AS REGISTERED AGENT**

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 14th day of February, 2002.



Albert C. O'Neill, Jr.