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ARTICLES OF ORGANIZATION
OF
CORTEZ, LLC
a Florida Limited Liability Company


2005 MAY 25 A 10: 25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

1. NAME. The name of the Limited Liability Company is CORTEZ, LLC (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing address for the Company is: c/o Steiner Communities, LLC, "Old Firehouse #8," 401 South Albany Avenue, Tampa, Florida 33606.
3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: Nelson C. Steiner at "Old Firehouse #8," 401 South Albany Avenue, Tampa, Florida 33606.

The undersigned has executed these Articles of Organization on the 24th day of May, 2005.

By 
Nelson C. Steiner, Authorized Representative

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**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

2005 MAY 25 A 10: 25

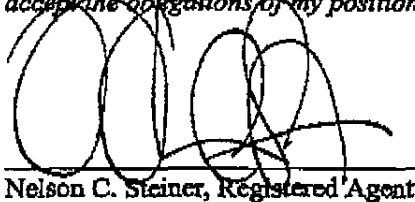
PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE
UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE
STATE OF FLORIDA.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. The name of the limited liability company is: CORTEZ, LLC.
2. The name and address of the registered agent and office is:

Nelson C. Steiner
"Old Firehouse #8," 401 South Albany Avenue
Tampa, Florida 33606

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 its 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.


Nelson C. Steiner, Registered Agent

5-24-05
Date

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