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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY

Coscan Palm Springs, LLC

Certificate of Status	1
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**ARTICLES OF ORGANIZATION
OF
COSCAN PALM SPRINGS, LLC**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: **COSCAN PALM SPRINGS, LLC.**

ARTICLE II - Address

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

5555 Anglers Avenue, Suite 1A
Ft. Lauderdale, Florida 33312

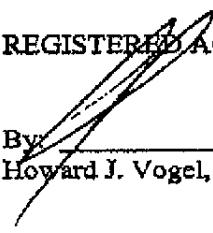
ARTICLE III - Registered Agent/Office

The name and Florida street address of the registered agent is:

Registered Agents of Florida, LLC
100 Southeast 2nd Street, Suite 2900
Miami, Florida 33131

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, the undersigned hereby 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By 
Howard J. Vogel, Vice President

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ARTICLE IV - Management

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The Company will be manager-managed and the initial sole manager of the Company is Albert C. Piazza. TALLAHASSEE, FLORIDA

The undersigned member has executed these Articles of Organization this 21st day of September, 2005.

COSCAN HOMES, LLC, a Florida limited liability company, sole Member

By: Elaine M. Cohen
Elaine Cohen, Authorized Representative

(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.)

GENERAL ESTATE - All Open Files\Coscan\Escrow\Coscan Palm Springs, LLC\Articles of Organization DOC

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