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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Coscan Biscayne Park, LLC

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**ARTICLES OF ORGANIZATION
OF
COSCAN BISCAYNE PARK, LLC**

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 BISCAYNE PARK, LLC.**

ARTICLE II - Address

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

5555 Anglers Avenue, Suite 1
Fort Lauderdale, Florida 33312

ARTICLE III - Registered Agent/Office

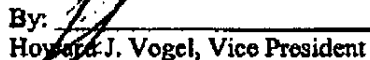
The name and Florida street address of the registered agent is:

Registered Agents of Florida, LLC
100 S.E. 2nd Street, Suite 2900
Miami, Florida 33131

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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

The undersigned member has executed these Articles of Organization this 26th day of February, 2007.

COSCAN HOMES, LLC, a Florida limited liability company

By: 
Albert C. Piazza, Manager

(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 Procs/Coscan/Florida/Coscan Biscayne Park, LLC/Articles of Organization.DOC

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