

W03 0000 27293

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Fax Number : (850)205-0383

From: Account Name : PATTERSON, BOND & LATSHAW, P.A.
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

MPG Development, LLC

Certificate of Status	1
Certified Copy	1
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**ARTICLES OF ORGANIZATION
OF
MPG DEVELOPMENT, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I
NAME**

The name of the limited liability company shall be MPG DEVELOPMENT, LLC ("Company"). The principal place of business of the Company in Florida shall be 24749 Harbor View Drive, Ponte Vedra Beach, FL 32082. The mailing address of the Company shall be 24749 Harbor View Drive, Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082.

**ARTICLE II
DURATION**

The Company shall commence its existence on the date these Articles of Organization are executed. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE III
PURPOSES AND POWERS**

The general purpose for which the Company is organized is the owning, developing, selling, managing, brokering, leasing, and advertising real estate and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE IV
REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is Patterson, Bond & Latshaw, P.A., 3010 South Third Street, Jacksonville Beach, Florida 32250.

**ARTICLE V
MANAGEMENT (MANAGEMENT BY A MANAGER)**

The Company shall be managed by a manager, in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not

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inconsistent with law or these Articles of Organization. The name and address of the Manager of the Company is:

<u>NAME</u>	<u>ADDRESS</u>
1421 Properties, Inc.	13501 SW 128 th Street, Suite 201 Miami, Florida 33186
Service One Development, Inc.	24749 Harbor View Drive Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Jacksonville, Duval County, Florida, for the foregoing uses and purposes this 24th day of July, 2003.

SERVICE ONE DEVELOPMENT, INC.

BY: [Signature]
M. Reza Fayazi, President

03 JUL 24 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of July, 2003, by M. Reza Fayazi, Manager Member of MPG Development, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Public

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of MPG DEVELOPMENT, LLC, as the registered agent of this limited liability company, hereby consents to his appointment as registered agent of the Company.

PATTERSON, BOND & LATSHAW, P.A.

By: [Signature]
Lawrence R. Patterson, as its Vice President