

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000034910
FILED 8:00 AM
April 11, 2005
Sec. Of State
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Article I

The name of the Limited Liability Company is:
FULFORD BY THE SEA, LLC.

Article II

The street address of the principal office of the Limited Liability Company is:
1625 NORTH COMMERCE PARKWAY
SUITE 200
WESTON, FL. 33326

The mailing address of the Limited Liability Company is:
1625 NORTH COMMERCE PARKWAY
SUITE 200
WESTON, FL. 33326

Article III

The purpose for which this Limited Liability Company is organized is:
1A. THE ARCHITECTURAL PLANS, BUILDING, CONSTRUCTION AND
OCCUPANCY BY SALE OF THE CONDOMINIUM UNITS BEING BUILT AT
16901 NE 15TH AVENUE, NORTH MIAMI BEACH, FLORIDA
33162.1B. TO PURCHASE, LEASE, OR OTHERWISE ACQUIRE,
SELL, SUBLEASE OR

Article IV

The name and Florida street address of the registered agent is:
MGC DEVELOPMENT GROUP, LLC.
1625 NORTH COMMERCE PARKWAY
SUITE 200
WESTON, FL. 33326

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 this 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.

Registered Agent Signature: MARIO G. GARCIA

Article V

The name and address of managing members/managers are:

Title: MGRM
MGC DEVELOPMENT GROUP, LLC.
1625 NORTH COMMERCE PARKWAY
SUITE 200, FL. 33326

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Article VI

The effective date for this Limited Liability Company shall be:

04/11/2005

Signature of member or an authorized representative of a member

Signature: MARIO G. GARCIA