

LO500 0024389

Florida Department of State
Division of Corporations
Public Access System

2647.274 Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H05000059991 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0383

From: Account Name : GARY, DYTRYCH & RYAN, P.A.
Account Number : 119990000255
Phone : (561)844-3700
Fax Number : (561)844-2388

RECEIVED
05 MAR 10 AM 11:05
DIVISION OF CORPORATION

FILED
05 MAR 10 AM 9:54
TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY

JSJR RIVIERA, LLC

| | |
|-----------------------|----------|
| Certificate of Status | 1 |
| Certified Copy | 1 |
| Page Count | 02 |
| Estimated Charge | \$160.00 |

Electronic Filing Menu

Corporate Filing

Public Access Help

Handwritten initials/signature

ARTICLES OF ORGANIZATION **(((05000059991 3)))**

FOR

JSJR RIVIERA, LLC
a Florida Limited Liability Company

The undersigned, desiring to form a limited liability company under and pursuant to Chapter 608, Florida Statutes, entitled the Florida Limited Liability Company Act, do hereby adopt the following Articles of Organization for such company:

1. Name. The name of this company shall be **JSJR RIVIERA, LLC**
2. Duration/Continuation. The period of this company's duration shall be perpetual, unless terminated by the unanimous written agreement of all members or by the death, retirement resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member, unless the business of the company is continued by the consent of all the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the company subsequent to the foregoing events.
3. The mailing address and the street address of the company is **701 U.S. Highway One, Suite 402, North Palm Beach, Florida 33408.**
4. Registered Agent and Office. The name and street address of the initial registered agent and office for this company is as follows: **Lawrence W. Smith, 701 U.S. Highway One, Suite 402, North Palm Beach, Florida 33408.**
5. Admission of Additional Members; and Terms and Conditions of such Admissions. Additional members may be admitted only upon the approval of the majority of the nontransferring members of the Company upon the written application of such new member, in the manner set forth in the Operating Agreement of the Company.
6. Right to Continue Business. Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members.
7. Management of Company. The management of the Company is reserved to one or more managers.
8. Operating Agreement of Company. The power to adopt, alter, amend or repeal the Operating Agreement of the limited liability company shall be vested in the member(s). The Operating Agreement adopted by the members may be repealed or altered and/or a new Operating Agreement may be adopted by the members.

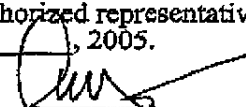
(((05000059991 3)))

FILED
05 MAR 10 AM 8:54
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

(((0500059991 3)))

9. Informal Action of Members. Any action of the members may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all members who would be entitled to vote upon such action at a meeting (and filed with the Manager(s) of the Company as part of its records.)

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his/her hand and seal this 10th day of MARCH, 2005.

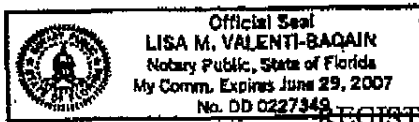


LAWRENCE W. SMITH, Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of March 2005, by Lawrence W. Smith who is personally known to me or who has produced _____ as identification.

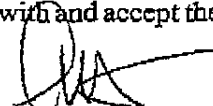




Notary Public
State of Florida

REGISTERED AGENT ACCEPTANCE

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, 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.

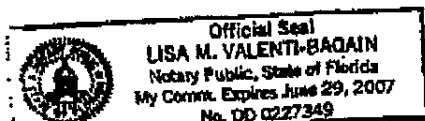


Lawrence W. Smith

FILED
MAR 10 9:55
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of March 2005, by Lawrence W. Smith, who is personally known to me or who has produced _____ as identification.





Notary Public, State of Florida

G:\DODS\2000\LS247-2713\32647.274 Stolppi sale to Riviera Towers - Riviera Beach Property\Articles for JSIR RIVIERA.wpd

(((0500059991 3)))