

L13000122722

Florida Department of State
Division of Corporations
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.

((H13000192741 3)))



H130001927413ABC

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) 617-6383

From: Account Name : MELAND RUSSIN & BUDWICK, P.A.
Account Number : 120040000113
Phone : (305) 358-6363
Fax Number : (305) 358-1221

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FILED
2013 AUG 29 AM 8:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
13 AUG 29 PM 2:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.
CJS IHOP Dania Beach, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

~~FILED~~
H13000192741 3

2013 AUG 29 AM 8:13

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF
CJS IHOP DANIA BEACH, LLC

ARTICLE I - Name

The name of the company is CJS IHOP DANIA BEACH, LLC, a Florida limited liability company (the "Company").

ARTICLE II - Address

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

9406 West Broadview Drive
Bay Harbour Islands, Florida 33154

ARTICLE III - Initial Registered Office and Agent

The name of the initial registered agent of the Company and the street address of the registered office of this Company is:

Meland Russin & Budwick, P.A.
200 South Biscayne Boulevard
Suite 3200
Miami, Florida 33131

ARTICLE IV - Manager

The initial Manager of the Company is as follows:

JCS Triple Net Holdings II, LLC

IN WITNESS WHEREOF, I have hereunto affixed my hand, as an authorized representative of this limited liability company on the 29th day of August, 2013.

CJS IHOP DANIA BEACH, LLC, a Florida limited liability company

By: 

Mark S. Meland, as authorized representative

H13000192741 3

REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1) The name of the Limited Liability Company is:

CJS IHOP DANIA BEACH, LLC,
a Florida limited liability company

2) The name and address of the registered agent and office is:

Meland Russin & Budwick, P.A.
200 South Biscayne Boulevard
Suite 3200
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, I hereby accept the designation 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.

Meland Russin & Budwick, P.A.

By: 

Mark S. Meland, President

8/29/13
Date

2013 AUG 29 AM 8:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED