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MARK LAWRENCE, ESQ.

ATTORNEY AT LAW

SUITE 2000

80 S.W. 8TH STREET

MIAMI, FLORIDA 33130

MJH

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**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_  
(Corporation Name) (Document #) 1000003908271--3  
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- ☐ Walk in ☐ Pick up time ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

**NEW FILINGS**

- ☐ Profit  
☐ Not for Profit  
☐ Limited Liability  
☐ Domestication  
☐ Other

**OTHER FILINGS**

- ☐ Annual Report  
☐ Fictitious Name

**AMENDMENTS**

- ☐ Amendment  
☐ Resignation of R.A., Officer/Director  
☐ Change of Registered Agent  
☐ Dissolution/Withdrawal  
☐ Merger

**REGISTRATION/QUALIFICATION**

- ☐ Foreign  
☐ Limited Partnership  
☐ Reinstatement  
☐ Trademark  
☐ Other

FILED  
01 MAR 23 PM 5:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
JCC PROPERTY DEVELOPMENT, LLC**

**ARTICLE I**

**Name**

The name of the limited liability company is JCC Property Development, LLC (hereinafter called the "Company").

**ARTICLE II**

**Duration**

The existence of the Company shall be perpetual.

**ARTICLE III**

**Principal Office**

The mailing address and the street address of the principal office of the Company is 255 E. Flagler Street, Suite 205, Miami, Florida 33131.

**ARTICLE IV**

**Initial Registered Office and Registered Agent**

The street address of the Company's initial registered office in the State of Florida is 255 E. Flagler Street, Suite 205, City of Miami, County of Miami-Dade, and the name of its initial registered agent at such office is Albert Claramonte.

**ARTICLE V**

**Restrictions on Membership and**

**Right to Continue After Withdrawal of a Member**

Members shall have the right to admit new members by the consent of the members owning a majority of the interests in the Company. Contributions required of new members shall be determined as of the time of admission to the Company. A member's interest in the Company may not be sold or otherwise transferred except with the consent of the members owning a majority of the interests in the Company. Upon the occurrence of any event that terminates the continued membership of a member in the Company, the remaining members shall have the right to continue the business upon consent of the members owning a majority of the interests in the Company.

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**ARTICLE VI**  
**Management**

The Company is to be managed by managers, who shall serve as managers until the first annual meeting of members or until their successors are elected and qualified. The Company's initial manager and his address is:

Albert Claramonte  
255 E. Flagler Street  
Suite 205  
Miami, Florida 33131


**ARTICLE VII**  
**Indemnification**

The Company shall indemnify and shall advance expenses on behalf of its members and managers to the fullest extent not prohibited by any law in existence either now or hereafter.

The undersigned being one of the original members of the Company, hereby certifies that the foregoing constitutes the Certificate of Organization of JCC Property Development, LLC.


Executed by the undersigned at Miami, Florida, this 20 day of March, 2001.

JCC PROPERTY DEVELOPMENT, LLC

By:   
Albert Claramonte

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned, having been named the Registered Agent of JCC Property Development, LLC, hereby accepts such designation and is familiar with, and accepts, the obligations of such position.

  
Albert Claramonte, Registered Agent

March 20, 2001