

LO9 0000 28075

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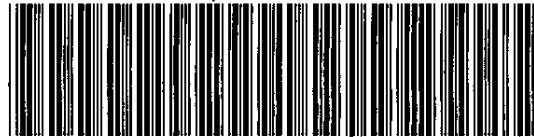
(Business Entity Name)

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TALLAHASSEE, FLORIDA

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T. CLINE

SEP 22 2009

EXAMINER

LO9-28075

FF \$25

COVER LETTER

**TO: Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314**

SUBJECT: JKR REALTY GROUP, LLC

The enclosed Amended and Restated Articles of Organization and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

Susan L. Taylor
Perry & Taylor, P.A.
2401 PGA Boulevard, Suite 110
Palm Beach Gardens, FL 33410
staylor@perrytaylorlaw.com

For further information concerning this matter, please call:

Susan L. Taylor at (561) 721-3300 xtn 103

Enclosed is a check for the following amount:

\$25 filing fee

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TALLAHASSEE, FLORIDA

AMENDED AND RESTATED ARTICLES OF ORGANIZATION

These Amended and Restated Articles of Organization were adopted by the members pursuant to section 608.411, Florida Statutes. Each amendment set forth in these Amended and Restated Articles of Organization was approved by the members by a vote sufficient for approval of the amendment. These Amended and Restated Articles of Organization supersede the original Articles of Organization, as amended.

ARTICLE I. Name

The name of the Limited Liability Company is:

JKR Realty Group, LLC

The Company was formerly known as JS-KS Venture I, LLC, the name under which it was originally filed.

ARTICLE II. Date of Articles of Organization

The Company's original Articles of Organization were filed on March 23, 2009.

ARTICLE III. Address

The Company's street and mailing address is:

JKR Realty Group, LLC
3182 Sussex Way
Vero Beach, FL 32966

ARTICLE IV. Registered Agent

The name and street address of the Company's registered agent is:

Perry & Taylor, P.A.
2401 PGA Boulevard, Suite 110
Palm Beach Gardens, FL 33410

ARTICLE V. Transferability of Membership Interests

No member shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

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ARTICLE VI. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

ARTICLE VII. Management

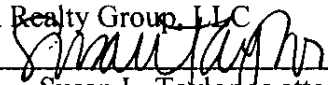
This will be a member-managed company. The name, address and percentage membership interest of each member is:

<u>Name/Address</u>	<u>Percentage Membership Interest</u>
Kaj Snellman 3182 Sussex Way Vero Beach, FL 32966	16.67 %
John Snellman 11 Bayne Street Norwalk, CT 06851	50%
Robert Holmes 660 Meadows Road Aspen, CO 81611	33.33%

ARTICLE VIII. Company Existence

The Company's existence will begin effective upon the filing date of the original Article of Organization.

The undersigned executed these Amended and Restated Articles of Organization on the date shown below.

JKR Realty Group, LLC
By: 
Susan L. Taylor as attorney-in-fact
Name: John Snellman
Title: Manager Member
Date: September 18, 2009

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TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/OFFICE

Limited Liability Company:
JKR Realty Group, LLC

REGISTERED AGENT/OFFICE
Perry & Taylor, P.A.
2401 PGA Boulevard, Suite 110
Palm Beach Gardens, FL 33410

I agree to act as registered agent to accept service of process for the Company named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



Perry & Taylor, P.A.

Registered Agent

By: Susan Taylor

Date: September 18, 2009

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