

LI 3000189364

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.

((H13000189364 3)))



H130001893643ABC2

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 : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

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

Email Address: _____

RECEIVED

13 AUG 26 PM 3: 24

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

13 AUG 26 AM 10: 18

FILED

FLORIDA LIMITED LIABILITY CO.

JS Real Estate Development LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

(AUG 27 2013
D. BRUCE

**ARTICLES OF ORGANIZATION
OF
JS REAL ESTATE DEVELOPMENT LLC**

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

ARTICLE I

NAME

The name of the limited liability company is JS Real Estate Development LLC (the "Company").

ARTICLE II

ADDRESS

The principal office and mailing address of the Company is as follows:

5225 Collins Avenue, Unit 1202
Miami Beach, Florida 33140

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 1000 Brickell Avenue, Suite 400, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Corporate Maintenance Services, LLC, a Florida company as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV

MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Manager, who shall serve in such capacity until its successor is duly elected and qualified, shall be:

Tech Terrain Inc., a Panamanian company

FILED
2018 AUG 26 AM 10:18
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE V

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

ARTICLE VI

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VII

ADDITIONAL MANAGERS

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.



ARTICLE VIII

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 22nd day of August, 2013.

Tech Terrain Inc., a Panamanian company

By: 


FILED
2013 AUG 26 AM 10:18
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for JS Real Estate Development LLC, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 22nd day of August, 2013.

CORPORATE MAINTENANCE SERVICES, LLC

By: _____

Nicholas Stanham, Manager

FILED
2013 AUG 26 AM 10:18
SECRETARY OF STATE
TALLAHASSEE FLORIDA