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2020 FEB 17 PM 1:58
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

2020 FEB 17 PM 3:53

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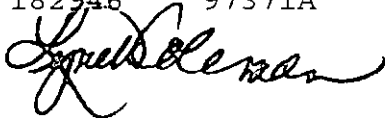
K. Brumby

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 182946 97371A

AUTHORIZATION :



COST LIMIT : \$ 125.00

ORDER DATE : February 17, 2020

ORDER TIME : 2:40 PM

ORDER NO. : 182946-005

CUSTOMER NO: 97371A

DOMESTIC FILING

NAME: 1201 JUPITER PARK
INVESTORS, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY
XX PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kadesha Roberson - EXT.

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
1201 JUPITER PARK INVESTORS, LLC

FILED
2020 FEB 17 PM 1:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be 1201 JUPITER PARK INVESTORS, LLC ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the Company shall be:

105 Siesta Way
Palm Beach Gardens, FL 33418

ARTICLE III -- DURATION

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The company's existence shall be perpetual unless the company is earlier dissolved as provided in these Articles of Organization or the Regulations of the Company.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the Registered Agent of the Company in the State of Florida is:

Eric Levitt
105 Siesta Way
Palm Beach Gardens, FL 33418

ARTICLE V -- CAPITAL CONTRIBUTIONS AND OWNERSHIP UNITS

Each Member shall receive the number of ownership units as set forth in Exhibit "A" attached hereto. Each Member will retain that number of ownership units regardless of future capital contributions or withdrawals from the Company unless the issuance of additional units or the cancellation of units shall be agreed by all Members.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company as set forth in the Company's Operating Agreement.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

No additional Member shall be admitted to the Company except as set forth in the Company's Operating Agreement. A Member may transfer his or her interest in the Company as set forth in the Regulations of the Company.

ARTICLE VIII -- TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of all Members or on the occurrence of any other event that 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, provided there is at least one remaining Member.

ARTICLE IX -- MANAGEMENT

The Company shall be managed in accordance with the Operating Agreement adopted by the Members for the management of the business and affairs of the Company. The Managers may delegate certain rights and powers to manage the Company consistent with Florida Statute, §605.04071 and §605.04072, as amended from time to time. The name and address of the Managers of the Company are:

Eric Levitt
105 Siesta Way
Palm Beach Gardens, Florida 33418

David Swirnow
4000 Hollywood Blvd. #500 North
Hollywood, Florida 33021-6751

The amendment of these Articles of Organization shall require the unanimous approval of the Members.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at West Palm Beach, Florida, on this 13 day of February, 2020.

1201 JUPITER PARK INVESTORS, LLC,
a Florida limited liability company

By: Eric Levitt

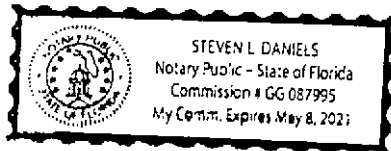
Eric Levitt, Manager

By: David Swirnow

David Swirnow, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

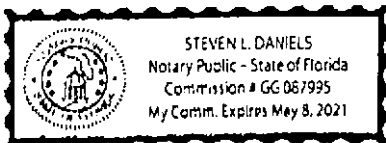
I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 30 day of January, 2020 by Eric Levitt as Manager of 1201 JUPITER PARK INVESTORS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Steven L. Daniels
Notary Public
Commission No: _____
Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify that a true and correct copy of the foregoing was acknowledged before me this 13 day of February, 2020 by David Swirnow as Manager of 1201 JUPITER PARK INVESTORS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Steven L. Daniels
Notary Public
Commission No: _____
Commission Expires: _____

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**

Pursuant to Florida Statutes the following is submitted:

First – That 1201 JUPITER PARK INVESTORS, LLC has named Eric Levitt, who is located at 105 Siesta Way, Palm Beach Gardens, County of Palm Beach, State of Florida, 33418, as its agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated limited liability company at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.


By: 
Eric Levitt

EXHIBIT A

MEMBER and ADDRESS:

UNITS:

EML SEP Retirement, LLC
105 Siesta Way
Palm Beach Gardens, Florida 33418

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DESFT FL3, LLC
4000 Hollywood Blvd. #500 North
Hollywood, Florida 33021-6751

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