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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

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

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FLORIDA LIMITED LIABILITY CO.

Emerald Villas Phase Three Developer, LLC

Certificate of Status	1
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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
Emerald Villas Phase Three Developer, LLC
a Florida limited liability company**

ARTICLE I - Name:

The name of the Limited Liability Company is:

Emerald Villas Phase Three Developer, LLC

ARTICLE II - Address:

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

2850 Tigertail Avenue, Suite 800
Miami, FL 33133

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

The name and the Florida street address of the registered agent are:

Corporate Creations Network Inc.
801 US Highway 1
North Palm Beach, FL 33408

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 appointment 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 as provided for in Chapter 605, F.S..



Corporate Creations Network Inc.
By: Joseph Panholzer, Special Secretary

TALLAHASSEE, FLORIDA

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ARTICLE IV - Management:

The name and address of each person authorized to manage and control the Limited Liability Company:

<u>Title:</u>	<u>Name and Address:</u>
Manager	JMPFT Affordable, LLC 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
Chairman	Jorge M. Perez 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
President	Jon Paul Perez 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
Vice President	Matthew Allen 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
Vice President	Alberto Milo, Jr. 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
VP, Treasurer, Secretary	Jeffery Hoyos 2850 Tigertail Avenue, Suite 800 Miami, FL 33133
Vice President	Tony Del Pozzo 2850 Tigertail Avenue, Suite 800 Miami, FL 33133

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CLERK OF CIRCUIT COURT
GALAHASSEE, FLORIDA

ARTICLE V - Existence:

The Limited Liability Company's existence shall be effective July 20, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on July 20, 2021.



Corporate Creations International
By: Joseph Panholzer, Attorney-in-Fact