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To:

Division of Corporations
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From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
 Account Number : 110432003053
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FLORIDA LIMITED LIABILITY CO.
JZSZ Realty LLC

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Corporate Filing Menu

Help

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
JZSZ Realty LLC

Article II. Address

The street address of the Company's initial principal office is:
JZSZ Realty LLC
9578 Eden Roc Court
Delray Beach FL 33446

The mailing address of the Company's initial principal office is:
JZSZ Realty LLC
P.O. Box 275
Chappaqua NY 10514

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Zalina Gecaj
9578 Eden Roc Court
Delray Beach FL 33446

Article IV. Transferability of Membership Interests

No members 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.

Computershare Governance Services Inc.

d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

Article V. 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 VI. Management

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


Paul Gecaj
9578 Eden Roc Court
Delray Beach FL 33446
Zalina Gecaj
9578 Eden Roc Court
Delray Beach FL 33446

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VALERIE ASSOCIATES, L.L.C.

Article VII. Company Existence

The Company's existence shall begin effective as of December 8, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on 12/8/2021.


COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL

Lauren E. Duenas Vice President
By: Erin Saville, Attorney-in-Fact

Computershare Governance Services Inc.

d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

JZSZ Realty LLC

REGISTERED AGENT/OFFICE:

Zalina Gecaj
9578 Eden Roc Court
Delray Beach FL 33446
UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. 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.



ZALINA GECAJ

By: Erin Saville, Attorney-in-Fact

Date: December 8, 2021.

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JZSZ REALTY LLC
ZALINA GECAJ

Computershare Governance Services Inc.

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