

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L220002
FILED 8:
May 02,
Sec. Of s
smharris

Article I

The name of the Limited Liability Company is:

JOYCE REALTY INVESTOR GROUP LLC

Article II

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

14610 GLEN COVE DRIVE
UNIT 203
FORT MYERS, FL. US 33919

The mailing address of the Limited Liability Company is:

36 BLANCHARD TERRACE
APT A
ABINGTON, FL. US 02351

Article III

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

ZENBUSINESS INC.
336 E. COLLEGE AVE.
SUITE 301
TALLAHASSEE, FL. 32301

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.

Registered Agent Signature: KHADIJEH HEMMATI

Article IV

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The name and address of person(s) authorized to manage LLC:

Title: AMBR
STEPHANIE M BOOTH
36 BLANCHARD TERRACE APT A
ABINGTON, FL. 02351 US

Title: AMBR
JAMES M BOOTH
36 BLANCHARD TERRACE APT A
ABINGTON, FL. 02351 US

Title: AMBR
HILARY M FLYNN
15 HUCKINS AVE
QUINCY, MA. 02169 US

Title: AMBR
DAVID J FLYNN
15 HUCKINS AVE
QUINCY, MA. 02169 US

Title: AMBR
WAITNER V WAITNER
36 BLANCHARD TERRACE
ABINGTON, MA. 02351 US

Title: AMBR
MATTHEW J WAITNER
809 6TH ST NW APT 65
WASHINGTON, DC. 20001 US

Signature of member or an authorized representative

Electronic Signature: STEPHANIE M BOOTH

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.