

L98000003258

LAW OFFICES
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MIAMI, FLORIDA 33131

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BOARD CERTIFIED TAX ATTORNEY

TELEPHONE (305) 374-3001
TELECOPY (305) 358-0521
E-mail: frostlaw@aol.com

December 1, 1998

Via: Federal Express

Secretary of State
Corporate Records Bureau
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

200002700052--8
-12/02/98--01039--002
****302.50 ****302.50

**Re: Articles of Organization for Florida Limited Liability Company and
Certificate of Designation of Registered Agent/Registered Office**

Gentlemen:

200002700052--8
-12/18/98--01027--021
****35.00 ****35.00

Enclosed please find the Articles of Organization for Florida Limited Liability Company and Certificate of Designation of Registered Agent/Registered Office for filing, along with our check in the amount of \$302.50 for the following costs:

Filing Fees	\$ 250.00
Certified Copy of the Articles	8.75
Registered Agent Fee	35.00
Certificate of Status	8.75

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
18 DEC 17 AM 10:17

Please return a certified copy of the Articles and a Certificate of Status in the enclosed self addressed stamped envelope.

Very truly yours,

IRWIN M. FROST, P.A.

Rosie Zamora
Rosie Zamora
Secretary to the firm

W98-27577

Name	MFF
Availability	MFF
Document Examiner	MFF
Updater	MFF
Updater Verifier	MFF
Acknowledgement	MFF
W. P. Verifier	MFF

/rz
Encls.
1coc351a.79a

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

JTS Properties LLC

RECEIVED
90 DEC 17 AM 10:44
DIVISION OF CORPORATION

Signature _____

Requested by: (11)

Name _____

Date 12-17-98

Time 11:30

Walk-In _____

Will Pick Up _____

____ Art of Inc. File _____
____ LTD Partnership File _____
____ Foreign Corp. File _____
☒ L.C. File Cert _____
____ Fictitious Name File _____
____ Trade/Service Mark _____
____ Merger File _____
____ Art. of Amend. File _____
____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
☒ Cert. Copy _____
____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____
____ Courier _____



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 9, 1998

ROSIE ZAMORA
IRWIN M. FROST, P.A.
200 SOUTH BISCAYNE BLVD., SUITE 4750
MIAMI, FL 33131

SUBJECT: J & S PROPERTIES, L.L.C.
Ref. Number: W98000027517

We have received your document for J & S PROPERTIES, L.L.C. and your check(s) totaling \$302.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of a voluntarily dissolved corporation or limited liability company. The name of a voluntarily dissolved Florida corporation or limited liability company is not available for the assumption or use by another entity until 120 days after the effective date of dissolution unless the dissolved entity provides the Department of State with a notarized affidavit, stating they have no intention of revoking the dissolution, therefore, releasing the name for use to another entity.

The fee for a certified copy is \$52.50 for a LLC only the corporations certified copy is \$8.75.,

If you have any questions concerning the filing of your document, please call (850) 487-6020.

Tammi Cline
Document Specialist

Letter Number: 898A00058109

Corrected
80

**ARTICLES OF ORGANIZATION FOR
FLORIDA LIMITED LIABILITY COMPANY**

**Article I
Name**

The name of the Limited Liability Company is:

J&S Properties of Weston, L.L.C.

**Article II
Address**

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

8551 Sunrise Blvd.
Suite 302
Plantation, FL 33322

**Article III
Duration**

The period of duration for the Limited Liability Company shall be: perpetual

**Article IV
Management**

The Limited Liability Company is to be managed by the members and the name(s) and address(es) of the managing member(s) is/are:

Scott Schear
8551 Sunrise Blvd.
Suite 302
Plantation, FL 33322

**Article V
Admission of Additional Members**

The members may admit additional members with the approval of all of the members, on such terms and conditions as may be approved by the members, and the additional member to be admitted.

98 DEC 17 AM 10:17
SECRETARY OF STATE
DIVISION OF CORPORATIONS

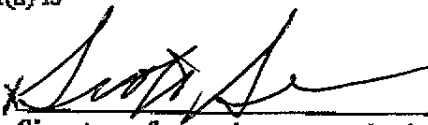
Article VI
Members Rights to Continue Business

The remaining members have the right to continue the business of J&S Properties, L.L.C. upon the death, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in J&S Properties, L.L.C.

Article VII
Affidavit of Membership and Contributions

The undersigned member or authorized representative of a member of J&S Properties, L.L.C. certifies:

1. The above named limited liability company has at least one member;
2. the total amount of cash contributed by the member(s) is \$100.00;
3. if any, the agreed value of property other than cash contributed by members(s) is (a description of the property is attached and made a part hereto); and \$_____;
4. the total amount of cash and property contributed and anticipated to be contributed by member(s) is \$100.00



Signature of a member or an authorized representative of a member

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true).

Scott Shear

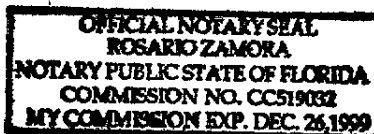
Typed or Printed Name of Signee

SWORN AND SUBSCRIBED BEFORE ME, this 30th day of December, 1998 by Scott Shear who is personally known to me or who has produced N/A as identification.



Notary Public
State of Florida at Large


lqpc351a.77a



**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES,
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING
STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE
STATE OF FLORIDA.

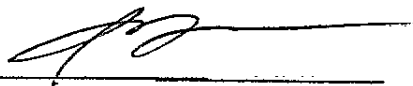
1. The name of the limited liability company is:

J&S Properties of Weston, L.L.C. 

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

Irwin M. Frost, Esq.
Irwin M. Frost, P.A.
First Union Financial Center
Suite 4750
200 South Biscayne Boulevard
Miami, Florida 33131

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.



J&S Properties, L.L.C.



Scott Schear, Managing Member