

PD3000012376

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H03000040280 7))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0381

EFFECTIVE DATE

012803

From: Account Name : TURNBERRY ASSOCIATES
Account Number : I19990000201
Phone : (305) 933-5505
Fax Number : (305) 933-5535

FLORIDA PROFIT CORPORATION OR P.A.

JOS Realty Co.

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$70.00

03 FEB -3 PM 12:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

FILED

03 FEB -3, PM 12:38

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
JOS REALTY CO.

ARTICLE I
NAME

The name of this corporation shall be:

EFFECTIVE DATE
01-28-03

JOS REALTY CO.

ARTICLE II
PRINCIPAL OFFICE OF BUSINESS

The principal place of business of this corporation is:

19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

ARTICLE III
CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of one dollar (\$1.00) par value common stock, which shall be designated "Common Shares".

ARTICLE IV
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180 and the name of the initial registered agent is Mario A. Romine.

ARTICLE V
INCORPORATOR

The name and address of the person signing these Articles as Sole Incorporator is Mario A. Romine and his address is 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

ARTICLE VI
DIRECTOR

This corporation shall have two (2) directors initially. The number of directors may increase from time to time but shall never be less than one (1). The names of the initial Directors are:


George Perez 19501 Biscayne Boulevard, Suite 400
Aventura, FL 33180.

John Warsing 19501 Biscayne Boulevard, Suite 400
Aventura, FL 33180

ARTICLE VII
TERM

The effective date of these Articles shall be January 28, 2003 and shall continue until terminated.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 28th day of January, 2003.



Mario A. Romine, Sole Incorporator

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT OF THE CORPORATION NAMED ABOVE, THE UNDERSIGNED DOES HEREBY ACCEPT SUCH APPOINTMENT AND DOES HEREBY AGREE TO DO ALL THINGS NECESSARY IN ORDER TO CARRY OUT ANY AND ALL DUTIES REQUIRED OF SUCH POSITION.

DATED THIS 28th DAY OF JANUARY, 2003.

BY: 

MARIO A. ROMINE

#15103 v1 1/30/2003

FILED
03 FEB -3 PM 12:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H03000040280 7