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FAX No.

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1/15/2016

Division of Corporations

Florida Department of State  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
JSJ HOLDINGS, INC.**

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January 29, 2016

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

EXPRESS

SUBJECT: JSJ HOLDINGS, INC.  
REF: W16000006591

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We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Please note the name of a limited liability company must contain the words "Limited Liability Company," the abbreviation "L.L.C.", or the designation "LLC". The following suffixes are no longer acceptable: "Limited Company," "L.C.," "LC.," "Ltd.," and "Co."

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Neysa Culligan  
Regulatory Specialist II

FAX Aud. #: H16000023527  
Letter Number: 316A00002032

**ARTICLES OF INCORPORATION  
JSJ REALTY HOLDINGS, INC.**

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The undersigned, for the purpose of forming a corporation under the laws of the State of Florida, do hereby adopt the following Articles of Incorporation:

**ARTICLE ONE  
NAME**

The corporate name shall be: **JSJ REALTY HOLDINGS, INC.**

**ARTICLE TWO  
PRINCIPAL PLACE OF BUSINESS**

236 SW 22nd Avenue, Miami, FL 33125

**MAILING ADDRESS**

236 SW 22nd Avenue, Miami, FL 33125

**ARTICLE THREE  
CORPORATE DURATION**

The duration of the corporation is perpetual.

**ARTICLE FOUR  
PURPOSE OR PURPOSES**

The general purposes for which the corporation is organized are:

1. In general to promote the interests of the corporation in its activities, and to enhance the value of its properties.
2. To engage in business opportunities of any kind.
3. To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes, and other evidence of indebtedness, and executed such mortgages, transfers of corporate property, or other instruments to secure the payments of corporate indebtedness as required.
4. To purchase the corporate assets of any other corporation and engage in the same or other character of business
5. To engage in any activities or businesses permitted under the laws of the United States and the State of Florida.

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6. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

**ARTICLE FIVE  
CAPITALIZATION**

The aggregate number of shares which the corporation is authorized to issue is 100 shares. Such shares shall be of a single class, and shall have \$0.00 par value.

**ARTICLE SIX  
REGISTERED OFFICE AND AGENT AND PRINCIPAL OFFICE**

The name of the registered agent and the street address of the registered office of the corporation is: Lazaro J. Lopez, Esq., 2333 Brickell Ave., Ste. A-1, Miami, Florida 33129.

**ARTICLE SEVEN  
DIRECTORS AND OFFICERS**

The number of directors constituting the initial board of directors of the corporation is 2, and shall never be less than one.

**INITIAL DIRECTORS**

1. Juan Novo  
236 SW 22nd Avenue  
Miami, FL 33125

**INITIAL OFFICERS**

1. Juan Novo, P/VP/S/t  
236 SW 22nd Avenue  
Miami, FL 33125

**ARTICLE EIGHT  
INCORPORATORS**

The name and street address of the incorporator is:

Juan Novo  
236 SW 22nd Avenue  
Miami, FL 33125

**ARTICLE NINE  
PREEMPTIVE RIGHTS**

Every shareholder upon the sale for cash of any new stock of this corporation of the same kind, class, or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which the new stock is offered to others.

**ARTICLE TEN  
INDEMNIFICATION**

The corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

**ARTICLE ELEVEN  
AMENDMENTS**

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

**IN WITNESS WHEREOF**, the undersigned has made and subscribed these Articles of Incorporation at Miami-Dade County, Florida on this 26th day of January, 2016.

*Juan Novo*  
Juan Novo, Incorporator

**ACKNOWLEDGMENT AND ACCEPTANCE OF  
APPOINTMENT AS REGISTERED AGENT**

Having been named to accept service of process for the above stated corporation, at the place designed in these Articles, I hereby agree to act in this capacity, and I further agree to comply with provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida General Corporation Act.

Dated this 26th day of January, 2016.

*Lazaro Lopez*  
Lazaro J. Lopez, Esq.

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