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FLORIDA PROFIT/NON PROFIT CORPORATION
JSM Promenade GP, Inc.

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ARTICLES OF INCORPORATION
OF
JSM PROMENADE GP, INC.

ARTICLE I - NAME

The name of the Corporation (the "Corporation") is JSM PROMENADE GP, INC.

ARTICLE II - ADDRESS

The principal address and mailing address of the Corporation is:

2121 Ponce de Leon Blvd.
Suite 725
Coral Gables, Florida 33134

ARTICLE III - DURATION

The Corporation shall have perpetual existence.

ARTICLE IV - PURPOSE

The Corporation may engage in any activity or business permitted under the laws of the United States of America and of the State of Florida.

ARTICLE V - CAPITAL STOCK

The Corporation is authorized to issue One Thousand (1,000) shares of One Penny (\$.01) par value common stock, which shall be designated "Common Shares."

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The name and Florida street address of the initial registered agent of the Corporation are:

CORPORATION COMPANY OF MIAMI
200 S. Biscayne Blvd.
Suite 4100 (RAG)
Miami, Florida 33131

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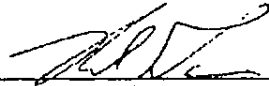
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ARTICLE VII – INCORPORATOR

The name and address of the incorporator of the Corporation are:

Roland A. Gallor, Esq.
Shutts & Bowen LLP
200 S. Biscayne Blvd.
Suite 4100 (RAG)
Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
as of the 4th day of December, 2017.



Roland A. Gallor, Incorporator

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ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in Article VI of these Articles of Incorporation of JSM PROMENADE GP, INC., the undersigned hereby agrees to act in this capacity and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of its duties.

Date: December 4, 2017.

CORPORATION COMPANY OF MIAMI,
a Florida corporation

By: [Signature]
Print Name: RENA J. SALAS
Title: VICE PRESIDENT

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