

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

L21000448551  
FILED 8:00 AM  
October 14, 2021  
Sec. Of State  
jafason

**Article I**

The name of the Limited Liability Company is:  
209 SE 3RD TERRACE, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
209 SE 3RD TERRACE  
POMPANO BEACH, FL. 33060

The mailing address of the Limited Liability Company is:  
3811 NE 27TH TERRACE  
LIGHTHOUSE POINT, FL. 33064

**Article III**

Other provisions, if any:

TO OWN, HOLD, LEASE, AND SELL REAL ESTATE, AS WELL AS DO  
ANY OTHER ACTIONS TO LEGALLY CONDUCT BUSINESS

**Article IV**

The name and Florida street address of the registered agent is:  
MARK A KERNER  
3811 NE 27TH TERRACE  
LIGHTHOUSE POINT, FL. 33064

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: MARK A KERNER

## **Article V**

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

Title: AMBR  
MARK A KERNER  
3811 NE 27TH TERRACE  
LIGHTHOUSE POINT, FL. 33064

Title: MGR  
ANDREW M KERNER  
130 PLANTATION LANE  
STEVENSVILLE, MD. 21666

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## **Article VI**

The effective date for this Limited Liability Company shall be:

10/09/2021

Signature of member or an authorized representative

Electronic Signature: ANDREW KERNER

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.