

Division of Corporations

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Florida Department of State
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To:

Division of Corporations
Fax Number : (850)617-6381

TDP

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**FLORIDA LIMITED LIABILITY CO.
Lerner Family Property Management LLC**

Certificate of Status	1
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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Lerner Family Property Management LLC

Article II. Address

The street address of the Company's initial principal office is:
Lerner Family Property Management LLC
80 SW. 8th St. Suite 3100
Miami FL 33130

The mailing address of the Company's initial principal office is:
Lerner Family Property Management LLC
80 SW. 8th St. Suite 3100
Miami FL 33130

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Peter M. Hockman
80 SW 8th Street
Suite 3100
Miami FL 33130

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Peter M. Hockman, Attorney at Law
80 SW 8th Street
Suite 3100
Miami FL 33130

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

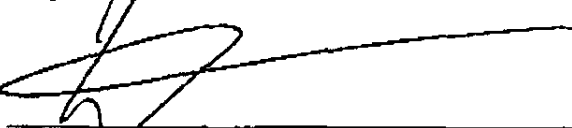
This will be a member-managed company. The name and address of each member is:

Irving Lerner
5901 Moss Ranch Road
Miami FL 33156
Esther Lerner
535 Pacific Avenue, 2nd Floor
San Francisco CA 94133

Article VII. Company Existence

The Company's existence shall begin effective as of December 21, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 12/21/2016.



PETER M. HOCKMAN, ATTORNEY AT LAW

by Tim Pratts as Attorney-in-Fact

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Lerner Family Property Management LLC

REGISTERED AGENT/OFFICE:

Peter M. Hockman
80 SW 8th Street
Suite 3100
Miami FL 33130

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


PETER M. HOCKMAN
by Tim Pratts as Attorney-in-Fact

Date: December 21, 2016.

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