

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

L18000018057  
FILED 8:00 AM  
January 22, 2018  
Sec. Of State  
kpcardwell

**Article I**

The name of the Limited Liability Company is:  
DELRAY BEACH LUXURY HOMES, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
130 S. 18TH STREET, #2504  
PHILADELPHIA, PA. 19103

The mailing address of the Limited Liability Company is:  
130 S. 18TH STREET, #2504  
PHILADELPHIA, PA. 19103

**Article III**

The name and Florida street address of the registered agent is:  
STEPHEN A. SCHORR, P.A.  
1640 NW 2ND AVE.  
BOCA RATON, FL. 33432

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: STEPHEN A. SCHORR, ESQ.

## **Article IV**

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

Title: AMBR  
MICHAEL GARNICK  
130 S. 18TH STREET, #2504  
PHILADELPHIA, PA. 19103

Title: MBR  
THOMAS KELLY  
PO BOX 425  
NEW HOPE, PA. 18938

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Signature of member or an authorized representative

Electronic Signature: WANDA HONAKER

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.