

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

L20000063660  
FILED 8:00 AM  
February 26, 2020  
Sec. Of State  
jsadler

**Article I**

The name of the Limited Liability Company is:  
1020 BG, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
12505 PARK POTOMAC AVENUE  
SIXTH FLOOR  
POTOMAC, MD. 20854

The mailing address of the Limited Liability Company is:  
C/O HOWARD J. ROSS  
12505 PARK POTOMAC AVENUE, SIXTH FLOOR  
POTOMAC, MD. 20854

**Article III**

The name and Florida street address of the registered agent is:  
HOWARD J ROSS  
464 EAST MACEWEN DRIVE  
OSPREY, FL. 34229

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: HOWARD J. ROSS

## Article IV

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

Title: MGR  
LARRY N GANDAL  
12505 PARK POTOMAC AVENUE, SIXTH FLOOR  
POTOMAC, MD. 20854

Title: MGR  
LAWRENCE BANKER  
3529 YUMA STREET, NW  
WASHINGTON, DC. 20008

Title: MGR  
AMY SCHMIDT  
3529 YUMA STREET, NW  
WASHINGTON, DC. 20008

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Signature of member or an authorized representative

Electronic Signature: HOWARD J. ROSS

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.