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

Email Address: jtrautman@marinerpropertymanagement.com

FLORIDA LIMITED LIABILITY CO.

Elm Avenue Rentals, LLC

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|-----------------------|----------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
| Page Count | 03 |
| Estimated Charge | \$155.00 |

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ARTICLES OF ORGANIZATION
FOR
ELM AVENUE RENTALS, LLC

The undersigned, acting as the authorized representative of the organizing Member of a Limited Liability Company to be formed under the Florida Revised Limited Liability Company Act, as Amended (the "Act"), hereby forms a Florida Limited Liability Company (the "Company") pursuant to the Act, and hereby sets forth the following Articles of Organization (the "Articles"):

ARTICLE I
Name

The Name of the Company is Elm Avenue Rentals, LLC, a Florida limited liability company.

ARTICLE II
Commencement Date and Duration

The Company's existence shall commence on December 14, 2020, and shall continue perpetually unless dissolved in accordance with Section 605.0701 of the Act.

ARTICLE III
Purpose

The Company is created to conduct any lawful business under the laws of the State of Florida.

ARTICLE IV
Principal Office

The mailing address and street address of the principal office of the Company is 3324 E. Hwy # 569, Corona del Mar, CA 92625.

ARTICLE V
Registered Agent and Office

The initial registered agent for the Company for service of process shall be Telos Legal Corp., and the address of the registered agent shall be 155 Office Plaza Dr., Tallahassee, FL 32301.

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ARTICLE VI
Management of Business

The Company shall be managed by one or more Managers. The Managers will be elected or appointed as provided in the Operating Agreement. The initial Manager of the Company is John Trautman, 3334 E. Hwy # 569, Corona del Mar, CA 92625.

ARTICLE VII
Powers

The Company shall have all of the powers and authority set forth in Section 605.0109 of the Act unless limited by these Articles of Organization or the Operating Agreement.

ARTICLE VIII
Property

(a) Ownership. All funds paid to the Company as contributions to capital by the Members, and all property acquired by the Company by purchase or otherwise, shall be the property of the Company.

(b) Title. The title to all property of the Company shall be held in the name of the Company.

ARTICLE IX
Amendments

These Articles may be amended or restated at any time by the unanimous vote or consent of the Members, and such amendment or restatement shall be filed with the Florida Department of State in accordance with the provisions of Section 605.0206 of the Act.

ARTICLE X
Operating Agreement

An Operating Agreement shall be prepared and adopted to govern the internal affairs of the Company containing such provisions as may be necessary, reasonable, or desirable, except that no provision of such Operating Agreement may conflict with the provisions of these Articles unless permitted herein. The power to adopt, alter, amend, or repeal the Operating Agreement shall be set forth therein.


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ARTICLE XI
Contracting Debts

No debt shall be contracted nor liability incurred by or on behalf of the Company except by the Manager of the Company, and no Member is authorized or empowered to contract debts or incur liabilities on behalf of the Company unless such Member is also the Manager.

WHEREFORE, the undersigned has executed these Articles of Organization this 14th day of December, 2020.

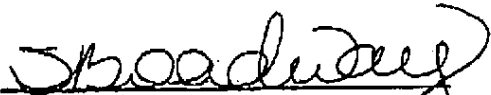


Robert W. Hendrickson, III

ACCEPTANCE

Having been named as registered agent to accept service of process for the above-stated limited liability company at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Telos Legal Corp.

By: 
Its: assistant secretary

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