

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

**L20000393429
FILED 8:00 AM
December 16, 2020
Sec. Of State
dkthompson**

Article I

The name of the Limited Liability Company is:
STERN PROPERTY HOLDINGS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
17315 COLLINS AVENUE
UNIT 908
SUNNY ISLES BEACH, FL. 33160

The mailing address of the Limited Liability Company is:
17315 COLLINS AVENUE
UNIT 908
SUNNY ISLES BEACH, FL. 33160

Article III

The name and Florida street address of the registered agent is:
ROBERT M ABRAMSON
19 E. CENTRAL BOULEVARD
3RD FLOOR
ORLANDO, FL. 32801

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: ROBERT M. ABRAMSON

Article IV

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

Title: MGR
DANIEL STERN
17315 COLLINS AVENUE, UNIT 908
SUNNY ISLES BEACH, FL. 33160 US

Title: AP
ROBERT M ABRAMSON
19 E. CENTRAL BOULEVARD, 3RD FLOOR
ORLANDO, FL. 32801 UN

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Article V

The effective date for this Limited Liability Company shall be:

12/16/2020

Signature of member or an authorized representative

Electronic Signature: DANIEL STERN

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.