

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

L21000006667
FILED 8:00 AM
December 29, 2020
Sec. Of State
jsdennis

Article I

The name of the Limited Liability Company is:
KODNER REAL ESTATE HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:
100 EAST DANIA BEACH BLVD
DANIA BEACH, FL. 33004

The mailing address of the Limited Liability Company is:
100 EAST DANIA BEACH BLVD
DANIA BEACH, FL. 33004

Article III

Other provisions, if any:
REAL ESTATE INVESTMENT AND ANY LAWFUL PURPOSE.

Article IV

The name and Florida street address of the registered agent is:
DFS AGENT LLC
1760 N JOG ROAD
150
WEST PALM BEACH, FL. 33411

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: PATRICK DISALVO

Article V

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

Title: MGR
JOSHUA KODNER
100 EAST DANIA BEACH BLVD
DANIA BEACH, FL. 33004

Title: MGR
JACOB KODNER
100 EAST DANIA BEACH BLVD
DANIA BEACH, FL. 33004

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Signature of member or an authorized representative

Electronic Signature: JOSHUA KODNER

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.