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**FLORIDA LIMITED LIABILITY CO.  
1245 PROPERTY MANAGEMENT, LLC**

Certificate of Status	0
Certified Copy	1
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AUG 10 2021  
T. SCOTT

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FALL 2021

2021 AUG -9 AM 9:41  
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**ARTICLES OF ORGANIZATION**  
**OF**  
**1245 PROPERTY MANAGEMENT, LLC**

The undersigned hereby execute these Articles for the purpose of forming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further declares that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company (the "Company").

**ARTICLE I: NAME**

The name of the Company shall be 1245 PROPERTY MANAGEMENT, LLC.

**ARTICLE II: PRINCIPAL OFFICE**

The principal place of business and mailing address of the Limited Liability Company shall be 4401 Collins Avenue, Ste 1611, Miami Beach, FL 33140.

**ARTICLE III: PURPOSE OF LIMITED LIABILITY COMPANY**

This Limited Liability Company may engage or transact in any or all lawful activities or business permitted under Laws of the United States, the State of Florida, or any other state, country, territory or nation.

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**ARTICLE IV: INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and the Florida street address of the registered agent is:

Michail Kandov  
4401 Collins Avenue, Ste 1611  
Miami Beach, FL 33140

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 as provided for in Chapter 605, F.S.

*M. K.*

Registered Agent's Signature

**ARTICLE V: Manager(s) or Managing Member(s):**

The name and address of managing member/manager is:

(AMBR)  
Michail Kandov  
4401 Collins Avenue, Ste 1611  
Miami Beach, FL 33140

The undersigned, being the original member of the Company, hereby certifies that the foregoing constitutes the Articles of 1245 Property Management, LLC.

Executed by the undersigned on August 6, 2021.

*M. K.*

Signature of a member of an authorized representative of a member