

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

L22000343404  
FILED 8:00 AM  
August 04, 2022  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:  
645 NE 9TH AVE, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1701 SUNSET HARBOUR DRIVE  
STE 201  
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:  
1701 SUNSET HARBOUR DRIVE  
STE 201  
MIAMI BEACH, FL. US 33139

**Article III**

The name and Florida street address of the registered agent is:  
LEONHARD KURTEN  
1701 SUNSET HARBOUR DRIVE  
STE 201  
MIAMI BEACH, FL. 33139

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: LEONHARD KURTEN

### **Article IV**

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

Title: MM  
LEONHARD KURTEN  
1701 SUNSET HARBOUR DRIVE, STE 201  
MIAMI BEACH, FL. 33139 US

Title: MM  
IRMTRAUD KURTEN  
1701 SUNSET HARBOUR DRIVE, STE 201  
MIAMI BEACH, FL. 33139 US

Title: MGR  
LEONIE KURTEN LOBENBERG  
1701 SUNSET HARBOUR DRIVE, STE 201  
MIAMI BEACH, FL. 33139 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

08/03/2022

Signature of member or an authorized representative

Electronic Signature: LEONHARD KURTEN

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.