

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

**L23000442148
FILED 8:00 AM
September 22, 2023
Sec. Of State
aanderson**

Article I

The name of the Limited Liability Company is:

K2OZ 78 PROPERTY LLC

Article II

The street address of the principal office of the Limited Liability Company is:

520 NW 165TH STREET RD
SUITE 101
MIAMI, FL. US 33169

The mailing address of the Limited Liability Company is:

520 NW 165TH STREET RD
SUITE 101
MIAMI, FL. US 33169

Article III

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

ALEX D. SIRULNIK P.A.
2199 PONCE DE LEON BLVD
SUITE 301
CORAL GABLES, FL. 33154

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: ALEX D. SIRULNIK

Article IV

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

Title: MGR
PEMBROKE K2 MANAGER LLC
2575 NE 182ND STREET
NORTH MIAMI BEACH, FL. 33160 US

Title: MGR
ONE ZERO DEVELOPMENTS LLC
520 NW 165TH STREET RD
SUITE 101, FL. 33169 US

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Article V

The effective date for this Limited Liability Company shall be:

09/22/2023

Signature of member or an authorized representative

Electronic Signature: MARIANO KARNER

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.