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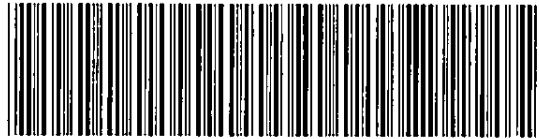
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DATE: 04/16/2024

NAME: 212 LAKE POINTE, LLC

TYPE OF FILING: ARTICLES

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ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE

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APR 16 2024
TALLAHASSEE, FL
CLERK OF CIRCUIT COURT

**ARTICLES OF ORGANIZATION
OF
212 LAKE POINTE, LLC, A LIMITED LIABILITY COMPANY**

We, the undersigned, as organizers of a limited liability company, under the Florida Revised Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

ARTICLE I

NAME

The name of this limited liability company is 212 LAKE POINTE, LLC, referred to in these Articles of Organization as the "Company."

ARTICLE II

REGISTERED OFFICE AND AGENT

The registered office of the Company is 8151 Peters Road, Suite 3100, Plantation, Florida 33324. The Company's registered agent is Gregory J. Ritter.

ARTICLE III

PRINCIPAL OFFICE

The address of the principal office of the Company is 1800 South Ocean Drive, Suite 1003, Hallandale Beach, Florida 33009, and the mailing address shall be the same.

ARTICLE IV

PURPOSE AND POWERS

This Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

ARTICLE V

MANAGEMENT

The management of the Company is reserved to the managers of the Company in accordance with the Company's operating agreement.

ARTICLE VI

RELATIONSHIP OF ARTICLES OF ORGANIZATION TO OPERATING AGREEMENT

If a provision of these Articles of Organization differs from a provision of the Company's operating agreement, then, to the extent allowed by law, the operating agreement will govern.

In accordance with Section 605.0203(1)(b) of the Florida Revised Limited Liability Act, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third-degree felony as provided for in Section 817.155 of the Florida Statutes. The undersigned Incorporator has executed these Articles of Organization on this 24th day of December, 2023.



ALEXANDER ZHAROV, Initial Member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24th day of December, 2023 by ALEXANDER ZHAROV. He appeared in person

before me, is personally known to me or has produced
_____ as identification and did (did not) take
an oath.

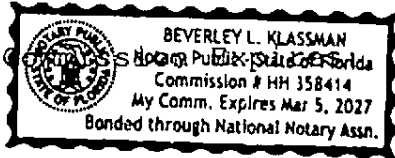
Beverly Klassman

Notary Public

Print Name: Beverley Klassman

c:\corporate\212 Lake Point .11c

My



FILED
JUN 11 2012
CLERK OF COURT
JULIA A. HARRIS

CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 605.0113, Florida Statutes, the
following is submitted:

212 LAKE POINTE, LLC, a limited liability company being
organized under the laws of the State of Florida, designates
Gregory J. Ritter, 8151 Peters Road, Suite 3100, Plantation,
Florida 33324, as its registered office and has named GREGORY J.
RITTER as its agent to accept service of process within the State
of Florida.

ACKNOWLEDGMENT:

Having been named to accept service of process for 212 LAKE
POINTE, LLC, at the place designated in this Certificate, I hereby
agree to act in such capacity and acknowledge that I am familiar
with and agree to comply with the provisions of said Act with
respect to keeping such office open.

By: 

REGISTERED AGENT