

L24000217939

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H24000177309 3)))



H240001773093ABC0

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.** Doing so will generate another cover sheet.

To:  
Division of Corporations  
Fax Number : (850)617-6381

From:  
Account Name : GUNSTER, YOAKLEY & STEWART, P.A.  
Account Number : 076117000420  
Phone : (561)650-0728  
Fax Number : (561)671-2527

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: whaims@kolter.com

RECEIVED

2024 MAY 16 PM 5:23

CORPORATION  
COMMERCIAL  
SERVICES

FLORIDA LIMITED LIABILITY CO.  
KT FLAGLER HOUSE FUNDING LLC

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$130.00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
2024 MAY 16 AM 11:57  
FILED

H24000177309 3

**ARTICLES OF ORGANIZATION  
OF  
KL FLAGLER HOUSE FUNDING LLC**

*The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:*

**ARTICLE I - Name:**

The name of the Limited Liability Company is: KL FLAGLER HOUSE FUNDING LLC (the "Company").

**ARTICLE II – Address:**

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

105 NE 1st Street  
Delray Beach, Florida 33444

**ARTICLE III – Registered Agent, Registered Office, & Registered Agent’s Signature:**

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

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

*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, Corporation Service Company hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporation Service Company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and Corporation Service Company is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S*

CORPORATION SERVICE COMPANY

/s/ Jill Cilmi  
BY: \_\_\_\_\_  
Jill Cilmi, Asst. Vice President

FILED  
2024 MAY 16 AM 11:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H24000177309 3

**ARTICLE IV – Management:**

The Company shall be manager-managed in accordance with its operating agreement. The name and address of the initial managers are as follows:

The Kolter Group LLC  
105 NE 1st Street  
Delray Beach, Florida 33444.

**DATED:** May 15, 2024

/s/ Devin Radkay

\_\_\_\_\_  
Devin Radkay, Authorized Person

*(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)*