

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

L24000392239  
FILED 8:00 AM  
September 09, 2024  
Sec. Of State  
wlawrence

**Article I**

The name of the Limited Liability Company is:  
KDC&MM PROPERTIES LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
6307 TROY CT  
ELKRIDGE, MD. 21075

The mailing address of the Limited Liability Company is:  
6307 TROY CT  
ELKRIDGE, MD. 21075

**Article III**

Other provisions, if any:

THE PURPOSE OF THE LLC IS TO HOLD AND RENT REAL ESTATE AND  
PERFORM ANY OTHER LEGAL ACTS IN THE STATE OF FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:  
ROBERT P ZEITLER  
7006 WHITTLEBURY TRAIL  
LAKEWOOD RANCH, FL. 34202

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: ROBERT ZEITLER

## Article V

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

Title: MGR  
KEITH C DORSEY  
6307 TROY COURT  
ELKRIDGE, MD. 21075 US

Title: MGR  
CHRISTOPHER MCMANUS  
3230 ST JOHNS LANE  
ELLCOTT CITY, MD. 21042 US

Title: MGR  
MAUREEN MCMANUS  
3230 ST JOHNS LANE  
ELLCOTT CITY, MD. 21042 US

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## Article VI

The effective date for this Limited Liability Company shall be:

09/03/2024

Signature of member or an authorized representative

Electronic Signature: KEITH DORSEY

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.