

**Electronic Articles of Incorporation  
For**

P23000052621  
FILED  
July 14, 2023  
Sec. Of State  
tscott

PEMBROKE LAND PARTNERS CORP

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

PEMBROKE LAND PARTNERS CORP

**Article II**

The principal place of business address:

2575 NE 182ND STREET  
NORTH MIAMI BEACH, FL. UN 33160

The mailing address of the corporation is:

2575 NE 182ND STREET  
NORTH MIAMI BEACH, FL. UN 33160

**Article III**

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The number of shares the corporation is authorized to issue is:

10000

**Article V**

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. 33134

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: ALEX D. SIRULNIK

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## **Article VI**

The name and address of the incorporator is:

MARIANO KARNER  
2575 NE 182ND STREET  
  
NORTH MIAMI BEACH

Electronic Signature of Incorporator: MARIANO KARNER

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.

## **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
MARIANO KARNER  
1560 PRESIDENTIAL WAY  
MIAMI, FL. 33179 US

Title: VP  
ESTEBAN KOFFSMON  
763 NE 193 TER  
MIAMI, FL. 33179 US

## **Article VIII**

The effective date for this corporation shall be:

07/14/2023