

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

**L25000226541  
FILED 8:00 AM  
May 13, 2025  
Sec. Of State  
dsultana**

**Article I**

The name of the Limited Liability Company is:

FLORIDA KEYS REALTY & INVESTMENT GROUP LLC

**Article II**

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

713 CAROLINE STREET  
B  
KEY WEST, FL. 33040

The mailing address of the Limited Liability Company is:

713 CAROLINE STREET  
B  
KEY WEST, FL. 33040

**Article III**

Other provisions, if any:

REAL ESTATE INVESTMENT COMPANY

**Article IV**

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

DEREK R EPPERLY  
2425 LINDA AVE  
KEY WEST, FL. 33040

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: DEREK EPPERLY

## **Article V**

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

Title: CEO  
DEREK R EPPERLY  
2425 LINDA AVE  
KEY WEST, FL. 33040

Title: CEO  
DEREK EPPERLY  
2425 LINDA AVE  
KEY WEST, FL. 33040

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## **Article VI**

The effective date for this Limited Liability Company shall be:

05/13/2025

Signature of member or an authorized representative

Electronic Signature: DEREK EPPERLY

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.