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FLORIDA LIMITED LIABILITY CO.

2100 Ocean Blvd., LLC

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H23000289463 3

ARTICLES OF ORGANIZATION
FOR
2100 OCEAN BLVD., LLC
(A Florida Limited Liability Company)

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 1
NAME

The name of the Limited Liability Company is 2100 Ocean Blvd., LLC (the "Company").

ARTICLE 2
DURATION

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

ARTICLE 3
NATURE OF BUSINESS

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act.

ARTICLE 4
ADDRESS

The initial principal office address and the initial mailing address of the Company is c/o KD Commercial Real Estate, LLC, 1416 Okeechobee Road, West Palm Beach, Florida 33401.

ARTICLE 5
INITIAL REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company is 777 South Flagler Drive, Suite 500 East, West Palm Beach, Florida 33401, and the name of the initial registered agent of the Company at that address is GY Corporate Services, Inc.

ARTICLE 6
MEMBERSHIP CERTIFICATES

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest or unit in the Company to any other person except as provided for in the Company's Operating Agreement.

H23000289463 3

H23000289463 3

**ARTICLE 7
MANAGEMENT**

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The names and addresses of the initial Managers that will manage and control the Company are:

Joseph Mitrione
14 Brittany Ln
New Rochelle, NY 10805

Richard F. Kurth
31 Lake Wind Rd.
New Canaan, CT 06840

**ARTICLE 8
AMENDMENT**

The company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 21st day of August, 2023.

/s/ Michael V. Mitrione
Michael V. Mitrione, Authorized Representative

(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.)

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, GY Corporate Services, Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. GY Corporate Services, Inc., further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

Dated: August 21, 2023

/s/ Michael V. Mitrone
Michael V. Mitrione, Vice President

H23000289463 3