

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

L21000242347  
FILED 8:00 AM  
May 24, 2021  
Sec. Of State  
jcmliller

**Article I**

The name of the Limited Liability Company is:

SB1708 REALTY LLC

**Article II**

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

1504 BAY ROAD  
STE 1708  
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:

1504 BAY ROAD  
STE 1708  
MIAMI BEACH, FL. 33139

**Article III**

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

REGISTERED AGENTS INC.  
7901 4TH ST N  
STE 300  
ST. PETERSBURG, FL. 33702

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: BILL HAVRE

### **Article IV**

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

Title: MGR  
EMPYREAL REALTY INC  
1274 FULTON ST 3RD FL  
BROOKLYN, NY. 11216 US

**L21000242347**  
**FILED 8:00 AM**  
**May 24, 2021**  
**Sec. Of State**  
jcmliller

### **Article V**

The effective date for this Limited Liability Company shall be:

05/24/2021

Signature of member or an authorized representative

Electronic Signature: IGOR BUZHAKER

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.