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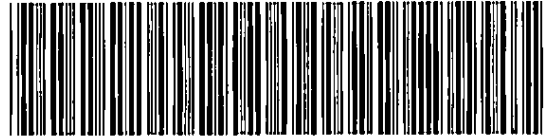
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LLC

1. **FABIAN PEI MANAGEMENT LLC**
(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

4. _____
(CORPORATE NAME AND DOCUMENT #)

5. _____
(CORPORATE NAME AND DOCUMENT #)

6. _____
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

**ARTICLES OF ORGANIZATION OF
FABIAN PEI MANAGEMENT LLC**

The undersigned, acting as the manager of Fabian PEI Management LLC (the "Company"), does hereby certify that said member has formed the Company to be a limited liability company under the laws of the State of Florida and under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as amended (the "Act"), and, pursuant to the Act, hereby sets forth the following Articles of Organization:

ARTICLE I: NAME

The name of the Company shall be Fabian PEI Management LLC.

ARTICLE II: ADDRESS AND PLACE OF BUSINESS

The initial address of the principal office and the mailing address of the Company shall be 118 Wagner Ave., Mamaroneck, NY 10543.

ARTICLE III: DURATION AND PURPOSE

The period of duration of the Company shall be perpetual. The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Act.

ARTICLE IV: MANAGEMENT

The Company shall be manager-managed and all powers of the Company shall be exercised by or under the authority of the manager except as otherwise provided in the operating agreement of the Company. The initial manager shall be Margaret Fabian.

ARTICLE V: REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Company's initial registered office in Florida is 490 1st Ave. S., Suite 700, St. Petersburg, Florida 33701, and the name of its initial registered agent is Chestnut Business Services, LLC. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0113 of the Act.

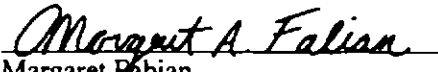
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ARTICLES OF ORGANIZATION OF
FABIAN PEI MANAGEMENT LLC

PAGE 2

IN WITNESS WHEREOF, the undersigned is the Manager and has executed these Articles of Organization effective for all purposes as of the 25th day of January, 2022.

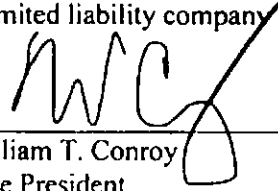

Margaret Fabian
Manager

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Fabian PEI Management LLC, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations imposed by Section 605.0113 of the Act.

EXECUTED this January 25, 2022.

CHESTNUT BUSINESS SERVICES, LLC,
a Florida limited liability company

By: 
William T. Conroy
Vice President