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Division of Corporations

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CORPORATIONS
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FLORIDA LIMITED LIABILITY CO.
Oak Row Design District, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF
OAK ROW DESIGN DISTRICT, LLC

(a Florida limited liability company)

These Articles of Organization of **Oak Row Design District, LLC**, a Florida limited liability company (the "Company"), dated as of June 8, 2022, are being duly executed and filed by David Weitz, who is authorized to form a limited liability company under the Florida Revised Limited Liability Company Act (Chapter 605 of Florida Statutes).

ARTICLE I - Name: The name of the limited liability company is:

Oak Row Design District, LLC

ARTICLE II - Address: The principal address and mailing address of the Company is:

700 Broadway, 8th Floor
New York, NY 10003

ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:
The Registered Agent and Registered Office for service of process is as follows:

Name: David Weitz
Address: 240 N.W. 25th St., Apartment 713,
Miami, Florida 33127

Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.

/s/ David Weitz

David Weitz, Registered Agent

ARTICLE IV - The name and address of each person authorized to manage and control the Limited Liability Company:

MGR Eric Rutter
240 N.W. 25th St., Apartment 713,
Miami, Florida 33127

MGR David Weitz
240 N.W. 25th St., Apartment 713,

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Miami, Florida 33127

MGR Perry Weitz
1 Sydney Road
Huntington Beach, NY 11743

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization
as of the date first above written.

/s/ David Weitz

David Weitz, Authorized Representative

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