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(City/State/Zip/Phone #)

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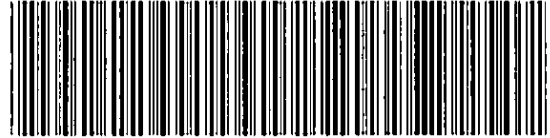
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DATE: 06/10/22

NAME: 2 MODERNE BOCA TOWNHOUSE, LLC

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A Hodge

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

2 Moderne Boca Townhouse, LLC

(Must contain the words "Limited Liability Company," "LLC," or "LLC.")

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ARTICLE II - Address:

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

Principal Office Address:

4031 NW 17th Ave.

Boca Raton, FL 33431

Mailing Address:

6830 N. Federal Hwy.

Boca Raton, FL 33487

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

The Presser Law Firm, P.A.

Name

6830 N. Federal Hwy.,

Florida street address (P.O. Box **NOT** acceptable)

Boca Raton

FL

33487

City

State

Zip

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 as provided for in Chapter 605, F.S..

Hillel Presser, Pres

Registered Agent's Signature (REQUIRED)

(CONTINUED)

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