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**FLORIDA LIMITED LIABILITY CO.
4 SE Broadway Street LLC**

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**ARTICLES OF ORGANIZATION
OF
4 SE BROADWAY STREET, LLC**

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "Company") under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of the Company shall be: 4 SE Broadway Street, LLC.

**ARTICLE II
ADDRESS AND PLACE OF BUSINESS**

The address of the principal office and the mailing address of the Company shall be as follows:

PRINCIPAL OFFICE	MAILING ADDRESS
801 US Highway 1, North Palm Beach, Florida 33408	801 US Highway 1, North Palm Beach, Florida 33408

**ARTICLE III
PERIOD OF DURATION**

The period of duration of the Company shall be perpetual.

**ARTICLE IV
GENERAL POWERS**

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 Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

**ARTICLE V
MANAGEMENT**

The Company is a manager-managed company as described more fully in the operating agreement of the Company (the "Operating Agreement"), and the business and affairs of the Company shall be managed by or under the direction of one or more managers (each a "manager"). The name and current address of the initial manager is as follows, who shall act in such capacity until otherwise determined by the sole member of the Company (the "member") in accordance with the Operating Agreement:

Sabrina Groenland
801 US Highway 1
North Palm Beach, Florida 33408

ARTICLE VI RIGHT TO CONTINUE BUSINESS

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company, the business of the Company shall not cease and the Company shall not be dissolved except by the unanimous consent of the remaining members or as otherwise provided in the Operating Agreement.

ARTICLE VII RESTRICTIONS ON MEMBERSHIP

New members shall be admitted to the Company in accordance with the Operating Agreement. Contributions required of a new member shall be determined in accordance with the Operating Agreement. A member's interest in the Company may not be sold or otherwise transferred except with the unanimous consent of the member, or otherwise in accordance with the Operating Agreement. Additional restrictions and conditions on membership may be set forth in an operating agreement or other agreement adopted by the member.

ARTICLE VIII OPERATING AGREEMENT

The member of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "Operating Agreement"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

ARTICLE IX REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Company's initial registered office in the State of Florida is 801 US Highway 1, North Palm Beach, Florida 33408, and the name of its initial registered agent is Corporate Creations Network, Inc. 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 605.0114, Florida Statutes.

ARTICLE X ACKNOWLEDGMENT

The member of the Company, through its undersigned authorized representative, does hereby certify that the foregoing constitutes the proposed Articles of Organization of 4 SE Broadway Street, LLC. These Articles of Organization may be amended from time to time by consent of the member holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Operating Agreement, consistent with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 7th day of March, 2023.



Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of 4 SE Broadway Street, LLC, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Section 605.0113, Florida Statutes.

EXECUTED this 7th day of March, 2023.

CORPORATE CREATIONS NETWORK, INC.

By: /s/ Caitlin Lazarus

Name: Caitlin Lazarus

Title: Special Secretary