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**FLORIDA LIMITED LIABILITY CO.
MGK 2520 CENTRAL LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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L. L. D.

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ARTICLES OF ORGANIZATION
OF
MGK 2520 CENTRAL LLC

1. Name. The name of this limited liability company is **MGK 2520 CENTRAL LLC** (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Place of Principal Office. The mailing and street address of the Company's principal office is **204 37th Avenue N, #115, St. Petersburg, Florida 33704.**

3. Registered Agent and Office. The name of the initial registered agent of the Company is **Spoor Law, P.A.** The street address of the initial registered agent of the Company is **877 Executive Center Dr. W., Suite 100, St. Petersburg, Florida 33702.**

4. Management of the Company. The management of the Company shall be vested in the managers of the Company. The name and address of the initial managers of the Company are as follows:

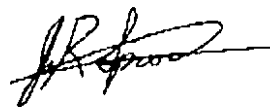
<u>Name</u>	<u>Address</u>	<u>Title</u>
IPPON PROPERTIES, LLC	2713 1ST AVENUE N ST. PETERSBURG, FL 33713	MGR
RKG HOLDCO LLC	204 37TH AVENUE N, #115 ST. PETERSBURG, FL 33704	MGR
HSB TT HOTEL, LLC	153 BAINBRIDGE ST. BROOKLYN, NY 11233	MGR

5. Duration. The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

6. Purpose; Operating Agreement. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida. The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization this 12th day of July, 2023.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any 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.



James R. Spoor,
Authorized Representative of Member

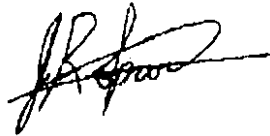
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ACCEPTANCE BY REGISTERED AGENT

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.

Spoor Law, P.A.



By: _____
James R. Spoor, President

Dated: July 12, 2023