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FLORIDA LIMITED LIABILITY CO.
PENJA OFFICE LLC

Certificate of Status	0
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SECRETARY OF
TALLAHASSEE COUNTY
2023 JUL 13 PM 1:59

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**ARTICLES OF ORGANIZATION
OF
PENJA OFFICE LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is Penja Office LLC (the "Company").

ARTICLE II - ADDRESS

The Company's mailing address and the street address of the principal office is 9349 Collins Avenue, Unit 1106, Surfside, Florida 33154.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Kearey O. Wan, Esq.	150 W. Flagler St. Suite 2200 Miami, FL 33130

ARTICLE V - MANAGEMENT

The Company shall be member-managed.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 12th day of July 2023.



Eugene Schneur
Authorized Person

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Penja Office LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

REGISTERED AGENT:



Keafey D. Wijn, Esq.

Dated: July 12, 2023