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FLORIDA LIMITED LIABILITY CO.

13702 Biscayne Blvd, LLC

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ARTICLES OF ORGANIZATION
OF
13702 BISCAYNE BLVD, 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 (the "RLICA"), hereby makes acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the Limited Liability Company (the "Company") is:

13702 Biscayne Blvd, LLC

ARTICLE II - ADDRESS

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

469 West 83rd Street
Hialeah, Florida 33014

ARTICLE III - REGISTERED AGENT AND OFFICE

The name and Florida street address of the initial registered agent of the Limited Liability Company are:

Valerie Farkas
469 West 83rd Street
Hialeah, Florida 33014

ARTICLE IV - MANAGEMENT

The Company shall be managed by one or more managers (who shall be designated "Manager(s)") and is therefore, a manager-managed company within the meaning of Section 605.0407, Florida Statutes. The rights, duties, and obligations of the Manager(s) and the member(s) of the Company shall be as set forth in the operating agreement of the Company.

The name of the initial Manager is Leslie Fiori.

ARTICLE V - DURATION

The Company shall continue in perpetuity, unless terminated according to the Company's operating agreement or the RLICA.

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IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this ____ day of _____, 2023.

Leslie Fior, as Manager of 1702 Biscayne Blvd, LLC

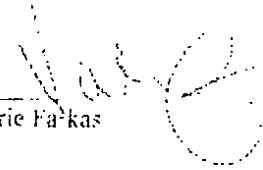
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REGISTERED AGENT ACCEPTANCE

The undersigned, having been named as registered agent and to accept service of process for 13702 Biscayne Blvd, LLC, a Florida limited liability company, at the address designated in these articles of organization pursuant to the provisions of Section 605.0113, Florida Statutes, hereby accepts the appointments as registered agent and agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 605, Florida Statutes.

Date: July 13, 2023



Valerie Farkas

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