

**L23000391835**

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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN  
2100 OCEAN BLVD., LLC**

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**AMENDED AND RESTATED ARTICLES OF ORGANIZATION  
FOR**

**2100 OCEAN BLVD., LLC**  
*(A Florida Limited Liability Company)*

*2100 Ocean Blvd., LLC hereby amends and restates its Articles of Organization filed August 21, 2023 (Document # L23000391835) in accordance with the Florida Revised Limited Liability Company Act (the "Act"), as follows:*

**ARTICLE 1  
NAME**

The name of the Limited Liability Company is 2100 Ocean Blvd., LLC (the "Company").

**ARTICLE 2  
DURATION**

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE 3  
NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act.

**ARTICLE 4  
ADDRESS**

The initial principal office address and the initial mailing address of the Company is c/o <sup>203</sup>KD Commercial Real Estate, LLC, 1416 Okeechobee Road, West Palm Beach, Florida 33401.

**ARTICLE 5  
INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company is 777 South Flagler Drive, Suite 500 East, West Palm Beach, Florida 33401, and the name of the initial registered agent of the Company at that address is GY Corporate Services, Inc.

**ARTICLE 6  
MEMBERSHIP CERTIFICATES**

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest or unit in the Company to any other person except as provided for in the Company's Operating Agreement.

**ARTICLE 7  
MANAGEMENT**

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The initial Managers of the Company are:

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Joseph Mitrione  
14 Brittany Lane  
New Rochelle, New York 10805

Richard F. Kurth  
31 Lake Wind Road  
New Canaan, Connecticut 06840

Ryan Dinsdale  
1416 Okeechobee Road  
West Palm Beach, Florida 33401

David Knott  
1416 Okeechobee Road  
West Palm Beach, Florida 33401.

#### ARTICLE 8 AMENDMENT

The company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members is subject to this reservation.

**IN WITNESS WHEREOF** the undersigned has executed these Amended and Restated Articles as of the 29<sup>th</sup> day of August, 2023.

/s/ Michael V. Mitrione  
Michael V. Mitrione, Authorized Representative

*(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)*

#### ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, GY Corporate Services, Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. GY Corporate Services, Inc., further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

Dated: August 29, 2023

/s/ Michael V. Mitrone  
Michael V. Mitrione, Vice President