

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L23000437267
FILED 8:00 AM
September 20, 2023
Sec. Of State
dsultana**

Article I

The name of the Limited Liability Company is:

NIVA & JUDE 1ST CLASS REALTY ORLANDO, LLC

Article II

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

4700 MILLENIA BLVD
SUITE 500, 5TH FLOOR
ORLANDO, FL. US 32839

The mailing address of the Limited Liability Company is:

4000 HOLLYWOOD BLVD
SUITE 555-S
HOLLYWOOD, FL. US 33021

Article III

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

NIVA THE DIVA, CORP.
4520 W HALLANDALE BEACH BLVD
UNIT 2
PEMBROKE PARK, FL. 33023

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.

Registered Agent Signature: NIVA TELFORT

Article V

The name and address of person(s) authorized to manage LLC:

Title: MBR
NIVA TELFORT
20912 NE 2ND CT
MIAMI, FL. 33179 US

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Article VI

The effective date for this Limited Liability Company shall be:

09/19/2023

Signature of member or an authorized representative

Electronic Signature: NIVA TELFORT

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.