

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

L23000469317
FILED 8:00 AM
October 11, 2023
Sec. Of State
fjeggleston

Article I

The name of the Limited Liability Company is:
1209 NE 1ST STREET LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1631 NE 5 ST
FORT LAUDERDALE, FL. 33301

The mailing address of the Limited Liability Company is:
1631 NE 5 ST
FORT LAUDERDALE, FL. 33301

Article III

Other provisions, if any:
OWN AND LEASE REAL ESTATE AND ALL OTHER PURPOSES PERMITTED
BY LAW.

Article IV

The name and Florida street address of the registered agent is:
MILTON S KLEIMAN
7320 GRIFFIN ROAD
SUITE 109
DAVIE, FL. 33314

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: MILTON S KLEIMAN

Article V

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

Title: MGR
SCOTT ABRAMS
1631 NE 5 ST
FORT LAUDERDALE, FL. 33301

Title: MGR
SANDRA WOLKOV
1631 NE 5 ST
FORT LAUDERDALE, FL. 33301

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Signature of member or an authorized representative

Electronic Signature: SCOTT ABRAMS

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.