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2023-11-09 09:23:37 EST

Holland & Knight, LLP

From: Diazdon, Esmi (MIA - X22275)

11/9/23, 9:21 AM

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**FLORIDA LIMITED LIABILITY CO.  
IRE ANDREWS AVE LLC**

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**ARTICLES OF ORGANIZATION  
OF  
IRE ANDREWS AVE LLC**

The undersigned, being a duly authorized representative of the Member(s) of IRE ANDREWS AVE LLC (the "Company"), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as amended from time to time (the "Act"), does hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the Company is IRE Andrews Ave LLC.

**ARTICLE II  
ADDRESS**

The principal and mailing address of the Company is 43 West 24th Street, 10th Floor, New York, NY 10010.

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 1201 Hays Street, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Corporation Service Company, as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Act.

**ARTICLE V  
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company.

**ARTICLE VI  
PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 9th of November, 2023.

/s/ Sean Tevel

\_\_\_\_\_  
Sean Tevel,  
Duly Authorized Representative of the  
Member

## ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for IRE Andrews Ave LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 9th day of November, 2023.

Corporation Service Company

/s/ Doreen S. Haeselin

By: \_\_\_\_\_  
Name: Doreen S. Haeselin  
Title: Assistance Vice President

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