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FLORIDA LIMITED LIABILITY CO.

3611 S FLAGLER, LLC

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ARTICLES OF ORGANIZATION
FOR
3611 S FLAGLER, LLC A FLORIDA LIMITED LIABILITY COMPANY
(A Florida Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (the "Act") hereby adopts the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be 3611 S FLAGLER, LLC (the "Company").

ARTICLE II – ADDRESS

The initial mailing address and principal office address of the Company shall be 360 S. Rosemary Ave, Floor 20, West Palm Beach, Florida 33401.

ARTICLE III – NATURE OF BUSINESS

This Company is organized for the purpose of transacting any and all lawful business.

ARTICLE IV – DURATION

The Company shall commence its existence 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 V – REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company is as follows:

GY Corporate Services, Inc.
777 South Flagler Drive
Suite 500 East
West Palm Beach, Florida 33401

ARTICLE VI – MANAGEMENT

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The initial manager shall be: RFF Real Estate Holdings, LLC.

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ARTICLE VII – 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 Articles this 21st day of November, 2023.

/s/ Adi Rappoport
ADI RAPPOPORT

(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 OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for 3611 S Flagler, LLC, a Florida limited liability company, at the place designated in these Articles of Organization, 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.

GY CORPORATE SERVICES, INC.

By: /s/ Melanie B. Stocks
Melanie B. Stocks, Asst. Secretary

Date: November 21, 2023