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FLORIDA LIMITED LIABILITY CO.  
127 Cortland, LLC

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ARTICLES OF ORGANIZATION  
OF  
127 CORTLAND, LLC

The undersigned authorized representative hereby subscribes to these Articles of Organization to form a limited liability company (the "Company"), under the Florida Revised Limited Liability Company Act (Chapter 605, Florida Statutes) and in accordance with F.S. § 605.0201.

1. **Name.** The name of the Company is:

127 Cortland, LLC

2. **Mailing Address and Street Address of Principal Office.** The mailing address and the street address of the principal office of the Company is 3568 Fair Oaks Way, Longboat Key, Florida 34228.

3. **Name and Street Address of Initial Registered Agent.** The name and street address of the Company's initial registered agent is Kenneth Levitsky, 3568 Fair Oaks Way, Longboat Key, Florida 34228.

4. **Management.** The Company shall be a manager-managed company. The names and addresses of the initial managers of the Company are:

Kenneth Levitsky  
3568 Fair Oaks Way  
Longboat Key, FL 34228

Sharon Levitsky  
3568 Fair Oaks Way  
Longboat Key, FL 34228

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Managers may be appointed or removed in the manner provided in the Operating Agreement of the Company.

5. **Existence.** In accordance with F.S. § 605.0207, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.

6. **Amendment.** These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

*[Signatures appear on the following page.]*

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IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization as of the 29th day of February, 2024 (the "Execution Date").

DocuSigned by:  
Kenneth Levitsky  
Kenneth Levitsky  
Authorized Representative

#### ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 605.0201(2)(c) and 605.0113, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Revised Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

DocuSigned by:  
Kenneth Levitsky  
Kenneth Levitsky  
Registered Agent

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