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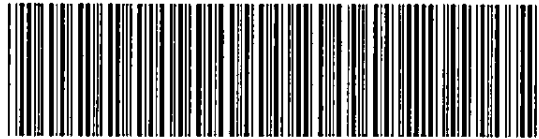
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**DATE: 04/16/2024**

**NAME: 2600 S OCEAN DRIVE, LLC**

**TYPE OF FILING: ARTICLES**

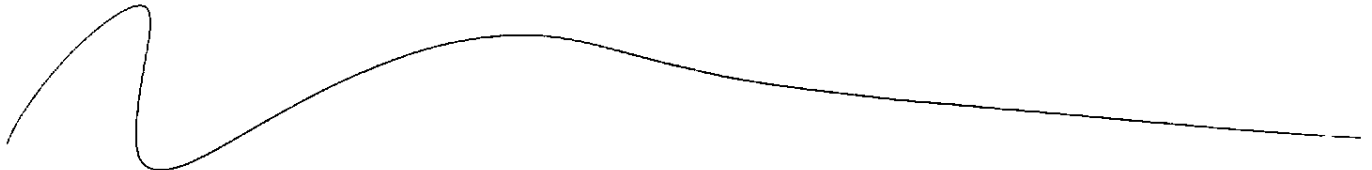
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**ACCOUNT: FCA000000015**

**AUTHORIZATION: ABBIE/PAUL HODGE**



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APR 16 2024  
TALLAHASSEE, FL  
CLERK OF COURT

**ARTICLES OF ORGANIZATION  
OF  
2600 S OCEAN DRIVE, LLC, A LIMITED LIABILITY COMPANY**

We, the undersigned, as organizers of a limited liability company, under the Florida Revised Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

**ARTICLE I**

**NAME**

The name of this limited liability company is 2600 S OCEAN DRIVE, LLC, referred to in these Articles of Organization as the "Company."

**ARTICLE II**

**REGISTERED OFFICE AND AGENT**

The registered office of the Company is 8151 Peters Road, Suite 3100, Plantation, Florida 33324. The Company's registered agent is Gregory J. Ritter.

**ARTICLE III**

**PRINCIPAL OFFICE**

The address of the principal office of the Company is 1800 South Ocean Drive, Suite 1003, Hallandale Beach, Florida 33009, and the mailing address shall be the same.

**ARTICLE IV**

## PURPOSE AND POWERS

This Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

## ARTICLE V

### MANAGEMENT

The management of the Company is reserved to the managers of the Company in accordance with the Company's operating agreement.

## ARTICLE VI

### RELATIONSHIP OF ARTICLES OF ORGANIZATION TO OPERATING AGREEMENT

If a provision of these Articles of Organization differs from a provision of the Company's operating agreement, then, to the extent allowed by law, the operating agreement will govern.

In accordance with Section 605.0203(1)(b) of the Florida Revised Limited Liability Act, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third-degree felony as provided for in Section 817.155 of the Florida Statutes. The undersigned Incorporator has executed these Articles of Organization on this 29th day of December, 2023.



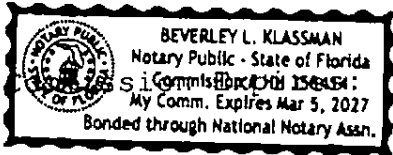
ALEXANDER ZHAROV, Initial Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29th day of December, 2023 by ALEXANDER ZHAROV. He appeared in person

before me, is personally known to me or has produced  
\_\_\_\_\_ as identification and did (did not) take  
an oath.

My



Beverly Klassman  
Notary Public  
Print Name: Beverley Klassman  
c:\corporate\2600 S OCEAN DRIVE .203

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CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 605.0113, Florida Statutes, the  
following is submitted:

2600 S OCEAN DRIVE, LLC, a limited liability company being  
organized under the laws of the State of Florida, designates  
Gregory J. Ritter, 8151 Peters Road, Suite 3100, Plantation,  
Florida 33324, as its registered office and has named GREGORY J.  
RITTER as its agent to accept service of process within the State  
of Florida.

ACKNOWLEDGMENT: .

Having been named to accept service of process for 2600 S.  
OCEAN DRIVE, LLC at the place designated in this Certificate, I  
hereby agree to act in such capacity and acknowledge that I am  
familiar with and agree to comply with the provisions of said Act  
with respect to keeping such office open.

By: 

REGISTERED AGENT

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JUDICIAL CIRCUIT IN AND FOR  
DADE COUNTY, FLORIDA