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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN  
NUSSREAL, LLC**

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**AMENDED AND RESTATED**  
**ARTICLES OF ORGANIZATION**  
**FOR**  
**NUSSREAL LLC**

*(A Florida Limited Liability Company)*

*NUSSREAL LLC hereby amends and restates its Articles of Organization filed on June 25, 2024 (Document #L24000286897) in accordance with the Florida Revised Limited Liability Company Act (the "Act"), as follows:*

**ARTICLE 1**  
**NAME**

The name of the Limited Liability Company is NUSSREAL LLC (the "Company").

**ARTICLE 2**  
**DURATION**

The Company shall exist 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 3**  
**NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act, including, but not limited to, the ownership of real property.

**ARTICLE 4**  
**ADDRESS**

The initial principal office address and the initial mailing address of the Company 6718 Casa Grande Way, Delray Beach, Florida 33446.

**ARTICLE 5**  
**INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company is 6718 Casa Grande Way, Delray Beach, Florida 33446, and the name of the initial registered agent of the Company at that address is MARK S. NUSSBAUM.

**ARTICLE 6**  
**MANAGEMENT**

The name and address of the Manager that will manage and control the Limited Liability Company is:

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MARK NUSSBAUM  
6718 Casa Grande Way  
Delray Beach, FL 33446

MGR

**ARTICLE 7  
EFFECTIVE DATE**

The effective date is the date of filing of these Articles of Organization with the Florida Department of State.

**IN WITNESS WHEREOF** the undersigned has executed these Articles as of the 2<sup>nd</sup> day of July, 2024.

/S/ Mitchell D. Schepps

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MITCHELL D. SCHEPPS  
Authorized Representative

*(In accordance with section 605.0203 (1) (b), Florida Statutes, 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 Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)*

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### ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, MARK S. NUSSBAUM hereby accepts the appointment as registered agent and agrees to act in this capacity. MARK S. NUSSBAUM further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

/S/ Mark S. Nussbaum

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MARK S. NUSSBAUM, Registered Agent

Dated: July 2, 2024.