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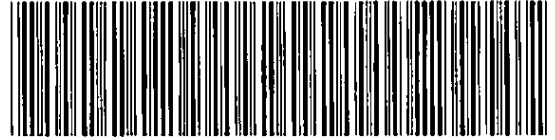
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DB 11 MAINTENANCE LLC

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Thank you Seth Neeley



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**ARTICLES OF ORGANIZATION
OF
DB 11 MAINTENANCE LLC**

The undersigned does hereby subscribe to, acknowledge and file the following Articles of Organization for the purpose of creating a limited liability company under the laws of the State of Florida.

ARTICLE I - NAME

The name of this limited liability company shall be

DB 11 MAINTENANCE LLC

ARTICLE II – BUSINESS PURPOSE

The Company shall be authorized to transact any lawful business in the State of Florida or in the United States, including, but not limited to operation of a real-estate investment business.

ARTICLE III – PRINCIPAL OFFICE

The mailing address and street address of the principal office of the limited liability company shall be 1039 N. Northlake Drive, Hollywood, Florida 33019.

ARTICLE IV – REGISTERED OFFICE

The initial registered office of this limited liability company is 10081 Pines Blvd., Ste. C, Pembroke Pines, Florida 33024. The initial registered agent at that address is Arnold M. Straus, Jr.

ARTICLE V - MANAGEMENT

The limited liability company shall be manager-managed. There shall always be two managers. The name and address of each person authorized to manage and control the Limited Liability Company are:

<u>Title</u>	<u>Name and Address</u>
Manager	Joann Katcher 1039 N. Northlake Drive Hollywood, Florida 33019
Manager	Moshe Deri 1039 N. Northlake Drive Hollywood, Florida 33019

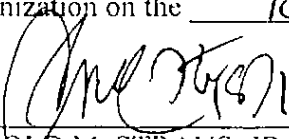
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STATE

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ARTICLE VI – EFFECTIVE DATE

This limited liability company shall commence its existence as of the filing of these Articles of Organization, and shall exist perpetually thereafter unless sooner dissolved.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the 10 of July 2024.



ARNOLD M. STRAUS, JR., as Authorized
Representative for Member

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TALLAHASSEE, FL

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provision of section 605, Florida Statutes, the limited liability company referenced below submits the following statement in designating the registered office/registered agent, in the State of Florida.

FIRST – The name of the limited liability company is

DB 11 MAINTENANCE LLC

SECOND – The name and address of the registered agent and office is:

ARNOLD M. STRAUS, JR.
10081 PINES BLVD., STE. C
PEMBROKE PINES, FLORIDA 33024

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provision of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

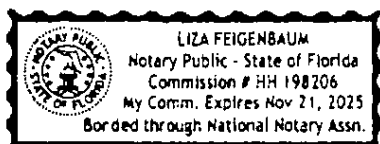
Dated as of this 10 day of July, 2024.

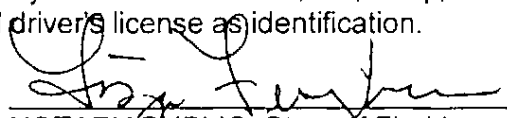


ARNOLD M. STRAUS, JR.

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10 day of July, 2024, by means of physical presence by Arnold M. Straus, Jr., Esq., who is personally known to me or who produced driver's license as identification.





NOTARY PUBLIC, State of Florida
My Commission Expires:

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