

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L24000373601
FILED 8:00 AM
August 26, 2024
Sec. Of State
fjeggleston

Article I

The name of the Limited Liability Company is:
306 CELERY LLC

Article II

The street address of the principal office of the Limited Liability Company is:
6900 PHILLIPS HWY
SUITE 26-27
JACKSONVILLE, FL. US 32216

The mailing address of the Limited Liability Company is:
1645 UTICA AVENUE
BROOKLYN, NY. 11234

Article III

The name and Florida street address of the registered agent is:
OREN MICHAELI
6900 PHILLIPS HWY
SUITE 26-27
JACKSONVILLE, FL. 32216

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 provisions 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.

Registered Agent Signature: OREN MICHAELI

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
HH 26 REALTY LLC
1645 UTICA AVENUE
BROOKLYN, NY. 11234

Title: AMBR
VAN NOSTRAND ACQUISITIONS LLC
3600 MYSTIC POINT DR
AVENTURA, FL. 33180

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Article V

The effective date for this Limited Liability Company shall be:

08/25/2024

Signature of member or an authorized representative

Electronic Signature: OREN MICHAELI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.