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FLORIDA LIMITED LIABILITY CO.

Waldorf 902 LLC

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**ARTICLES OF ORGANIZATION
FOR
WALDORF 902 LLC**

(A Florida Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (the "Act") hereby adopts the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be WALDORF 902 LLC (the "Company").

ARTICLE II -- ADDRESS

The initial mailing address and principal office address of the Company shall be 2818 Center Port Circle, Pompano Beach, FL 33064.

ARTICLE III -- NATURE OF BUSINESS

This Company is organized for the purpose of transacting any and all lawful business.

ARTICLE IV -- DURATION

The company shall commence its existence 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 V -- REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company are as follows:

Steven J. Gurowitz
2818 Center Port Circle
Pompano Beach, FL 33064

ARTICLE VI -- MANAGEMENT

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The initial managers and their addresses are as follows:

<u>Manager</u>	<u>Address</u>
Lyndsey Gurowitz	2818 Center Port Circle Pompano Beach, FL 33064

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Steven J. Gurowitz

2818 Center Port Circle
Pompano Beach, FL 33064

Roy Israel

2818 Center Port Circle
Pompano Beach, FL 33064

ARTICLE VII – AMENDMENT

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles this 17th day of September, 2024.

/s/ Elaine Bucher
ELAINE BUCHER

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for Waldorf 902 LLC, a Florida limited liability company, at the place designated in these Articles of Organization, Steven J. Gurowitz hereby accepts the appointment as registered agent and agrees to act in that capacity. Steven J. Gurowitz 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.

/s/ Steven J. Gurowitz
By. Steven J. Gurowitz

Date: September 17, 2024