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FLORIDA LIMITED LIABILITY CO.
54 NE 2ND Miami, LLC

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ARTICLES OF ORGANIZATION
FOR
54 NE 2ND MIAMI, 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 54 NE 2ND MIAMI, LLC (the "Company").

ARTICLE II – ADDRESS

The initial mailing address and principal office address of the Company shall be 98 Cutter Mill Road, Suite 284 North, Great Neck, NY 11021.

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 September 19, 2024. 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 is as follows:

Cogency Global Inc.
115 N Calhoun Street, #4
Tallahassee, Florida 32301

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ARTICLE VI – MANAGEMENT

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The initial manager shall be Ephraim Namdar.

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 19th day of September, 2024.

/s/ Ephraim Namdar
EPHRAIM NAMDAR

(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 54 NE 2ND MIAMI, LLC, a Florida limited liability company, at the place designated in these Articles of Organization, Cogency Global Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. Cogency Global Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with, and accepts the obligations of, its position as registered agent.

COGENCY GLOBAL INC.

/s/ Jennifer Bialowes
By:____________________
Name: Jennifer Bialowes
Title: Asst. Secretary

Date: September 19, 2024

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