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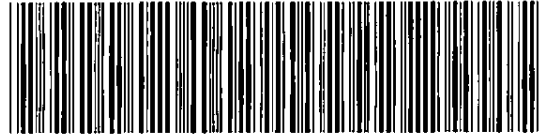
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MS

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

3204 Realty LLC

Please Debit FCA000000003 For: 125

Thank you Seth Neeley



Signature

Requested by:

Name

Date

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**ARTICLES OF ORGANIZATION
OF
3204 REALTY LLC**

ARTICLE I

NAME

The name of the limited liability company shall be:

3204 Realty LLC

ARTICLE II

EXISTENCE AND DURATION

The existence of the limited liability company shall be perpetual unless sooner dissolved in accordance with the laws of the State of Florida.

ARTICLE III

PURPOSE

This limited liability company may engage in any activity or business permitted under the laws of the United States and of the State of Florida, and shall have all powers necessary or, convenient to effect any or all of the purposes for which the company is organized.

ARTICLE IV

PRINCIPAL PLACE OF BUSINESS

The initial mailing and street address of the principal office of this limited liability company is:

377 Park Avenue South, 3rd Floor
New York, NY 10016

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ARTICLE V

INITIAL REGISTERED AGENT

The initial registered agent and street address of the initial registered agent of the limited liability company shall be:

Moise Lavian
4391 Collins Avenue, Unit 3-0320
Miami Beach, Florida 33140

ARTICLE VI

MANAGEMENT

The limited liability company is to be managed by one Manager or more Managers ("Manager") and is, therefore, a Manager-Managed company. The Managers of the company shall be Moise Lavian and George Lavian. The Managers are authorized to do all things permitted by the laws of the State of Florida, including but not limited to, purchasing real property.

ARTICLE VII

**RESTRICTIONS ON MEMBERSHIP AND RIGHT TO CONTINUE AFTER
WITHDRAWAL OF MEMBER**

Members shall have the right to admit new Members by unanimous consent. Contributions required of new Members shall be determined as of the time of admission to the limited liability company. A Member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all Members. Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event that terminates the continued membership of a Member in the limited liability company, the remaining Members shall have the right to continue the business upon unanimous consent of such remaining Members.

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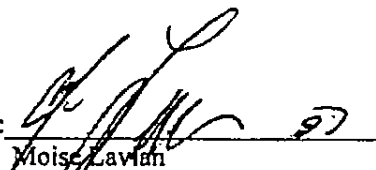
ARTICLE VIII
CONTRACTING DEBTS

The Managers shall be authorized to incur any liability on behalf of the limited liability company.

ARTICLE IX
INDEMNIFICATION

This company shall indemnify its Managers to the full extent permitted by the laws of State of Florida.

In accordance with Section 605.0203(1)(b), F.S., the undersigned, authorized representative by execution of this affidavit affirms under the penalties of perjury that the facts stated herein are true. Executed by the authorized representative in Miami, Florida, this 24th day of September 2024.

By: 
Moise Lavian
Authorized Representative

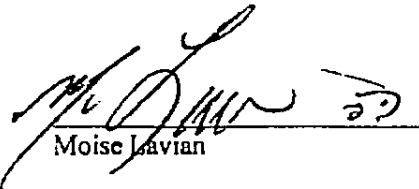
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CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT/REGISTERED OFFICE

Having been named as registered 3204 REALTY LLC, to accept service of process for such limited liability company at the place designated in this certificate, the undersigned accepts such appointment and agrees to act in such capacity. The undersigned 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 as provided for in Chapter 605, F.S.

Dated this 24th day of September 2024.


Moise Lavian

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