

Florida Department of State  
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Email Address: eoconnor@pkfod.com

FLORIDA LIMITED LIABILITY CO.  
140 BRIGHTWATER, LLC

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STATE  
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## ARTICLES OF ORGANIZATION

OF

140 BRIGHTWATER, LLC

The undersigned, acting as authorized representative of this limited liability company pursuant to Chapter 605 of the Florida Statutes, hereby forms a limited liability company under the laws of the State of Florida and adopts the following Articles of Organization for such limited liability company:

### ARTICLE I - NAME OF COMPANY

The name of the limited liability company is 140 BRIGHTWATER, LLC (the "Company").

### ARTICLE II - PRINCIPAL OFFICE

The street address, and the mailing address, of the principal office of the Company is c/o PKF O'Connor Davies, 300 Tice Blvd., Suite 315, Woodcliff Lakes, NJ 07677.

### ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company in the State of Florida is 309 Vizcaya Drive, Palm Beach Gardens, Florida 33704. The name of the registered agent of the Company at that address is Edward O'Connor.

### ARTICLE IV - MANAGEMENT

The Company is to be a manager-managed company. The name and address of the initial manager of the Company is:

Spear Management, Inc.  
20 Spear Road  
Ramsey, New Jersey 07446

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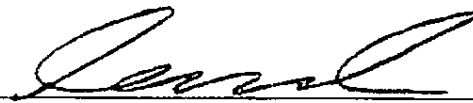
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ARTICLE V - EFFECTIVE DATE

The effective date of these Articles of Organization, and the beginning of the existence of the Company, shall be the date of filing of these Articles of Organization with the Florida Department of State.

The undersigned authorized member-representative has made and subscribed these Articles of Organization this 14 day of November, 2024.

*This document is executed in accordance with Section 605.0203(1)(b), Florida Statutes. I am aware that any 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.*

  
Reiner Nowak

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above-referenced limited liability company, at the place designated in the foregoing Articles of Organization, I hereby accept such appointment and agree to act in such capacity. I further agree to comply with the provisions of all statutes relevant to the proper and complete performance of the duties of a registered agent, and I am familiar with, and accept the duties and obligations of, Section 605.0113 of the Florida Statutes.

  
Edward O'Connor

Date: 11/14, 2024

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