

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

**L24000507727  
FILED 8:00 AM  
December 05, 2024  
Sec. Of State  
vherring**

**Article I**

The name of the Limited Liability Company is:

1740-1746 NOSTRAND AVE, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

19790 W DIXIE HWY  
1010  
AVENTURA, FL. 33180

The mailing address of the Limited Liability Company is:

19790 W DIXIE HWY  
1010  
AVENTURA, FL. 33180

**Article III**

Other provisions, if any:

THE PURPOSE THIS LLC IS TO ACQUIRE, HOLD, AND MANAGE REAL  
ESTATE.

**Article IV**

The name and Florida street address of the registered agent is:

PALERMO FINANCIAL GROUP, LLC  
19790 W DIXIE HWY  
1010  
AVENTURA, FL. 33180

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: EITAN GAMBURD

### **Article V**

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

Title: MGR  
PALERMO FINANCIAL GROUP, LLC  
19790 W DIXIE HWY #1010  
AVENTURA, FL. 33180

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### **Article VI**

The effective date for this Limited Liability Company shall be:

12/15/2024

Signature of member or an authorized representative

Electronic Signature: EITAN GAMBURD

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.