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From:

Account Name : THEODORE J. KLEIN ATTORNEY AT LAW
Account Number : 120120000071
Phone : (954)370-2533
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FLORIDA LIMITED LIABILITY CO.

10331 Broadview LLC

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Articles of Organization

of

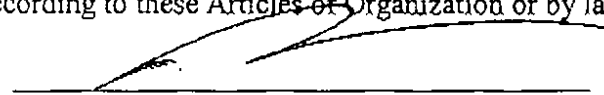
10331 Broadview LLC

(A Florida limited liability company)

1. The name of this limited liability company is 10331 Broadview LLC (the "Company").
2. The initial mailing address and street address of the principal office of this Company is 16690 Collins Avenue, Suite 1104, Sunny Isles Beach, Florida 33160.
3. The name and address of the registered agent of this Company is Ted Klein, whose address is 8030 Peters Road, Suite D-104, Plantation, Florida 33324.
4. The Company shall be managed by its managers as set forth in the Company's Operating Agreement and therefore this Company is a manager-managed company. The name and address of the initial managers of the Company are set forth below as follows:

<u>Title</u>	<u>Name and Address</u>
Manager	Jonatan Sredni 16690 Collins Avenue, Suite 1104 Sunny Isles Beach, Florida 33160
Manager	Erwin Sredni 16690 Collins Avenue, Suite 1104 Sunny Isles Beach, Florida 33160

5. The term of existence of this Company will commence upon the filing of these Articles of Organization with the Florida Department of State, and this Company will exist perpetually thereafter unless sooner dissolved according to these Articles of Organization or by law.


Ted Klein, Member Representative

Dated: December 13, 2024

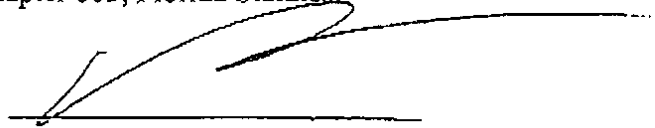
(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S.)

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ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated Florida limited liability company, at the place designated in these Articles of Organization, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provision of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my duties as registered agent as provided for in the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes.



Ted Klein, Registered AgentWAWPALLC2024 articles (Florida) Sredni 10331 Broadview.wpd

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