

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

**L25000290283  
FILED 8:00 AM  
June 23, 2025  
Sec. Of State  
grkersey**

**Article I**

The name of the Limited Liability Company is:

FLIP770 LLC

**Article II**

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

17240 BLUE BAYOU DRIVE  
BOCA RATON, FL. US 33496

The mailing address of the Limited Liability Company is:

17240 BLUE BAYOU DRIVE  
BOCA RATON, FL. US 33496

**Article III**

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

MARTIN M GROBMAN SR  
17240 BLUE BAYOU DRIVE  
BOCA RATON, FL. 33496

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: MARTIN GROBMAN

### **Article IV**

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

Title: MGR  
MARTIN M GROBMAN SR  
17240 BLUE BAYOU DRIVE  
BOCA RATON, FL. 33496 US

Title: MGR  
YAIR Y HARARI SR  
20225 NE 34TH  
AVENTURA, FL. 33180 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

06/22/2025

Signature of member or an authorized representative

Electronic Signature: MARTIN GROBMAN

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.