

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

L25000247257  
FILED 8:00 AM  
May 27, 2025  
Sec. Of State  
mhhitchcock

**Article I**

The name of the Limited Liability Company is:

NUSSBAUM FAMILY 18, LLC

**Article II**

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

7945 TENNYSON CT  
BOCA RATON, FL. 3343

The mailing address of the Limited Liability Company is:

7945 TENNYSON CT  
BOCA RATON, FL. 3343

**Article III**

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

PENINA FLUG  
7544 ANDORRA PL  
BOCA RATON, FL. 33433

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: PENINA FLUG

## Article IV

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

Title: MGR  
PENINA FLUG  
7544 ANDORRA PLACE  
BOCA RATON, FL. 33433

Title: AMBR  
TAMMY STERN  
302 DWASLINE  
PASSAIC, NJ. 07055

Title: AMBR  
DAVID NUSSBAUM  
813 ROOSEVELT ST  
FAR ROCKAWAY, NY. 11691

Signature of member or an authorized representative

Electronic Signature: PENINA FLUG

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.