

**ARTICLES OF ORGANIZATION OF
335-339 PIKE, LLC**

The undersigned does hereby form and organize a limited liability company pursuant to Chapter 275 of the Kentucky Revised Statutes and Chapter 14 of the Kentucky Revised Statutes, and adopts the following Articles of Organization of such limited liability company:

ARTICLE I: ORGANIZATION

The Company shall be formed as a Limited Liability Company under the laws of the Commonwealth of Kentucky.

ARTICLE II: NAME

The name of the Limited Liability Company shall be, "335-339 Pike, LLC" hereinafter referred to as "Company."

ARTICLE III: REGISTERED AGENT AND REGISTERED OFFICE

The Company's registered agent is Christine Wesdorp. The street address of the Company's registered office is 232 Berry Street, Covington, Kentucky 41011.

ARTICLE IV: PRINCIPAL OFFICE

The mailing address of the Company's principal office is 232 Berry Street, Covington, Kentucky 41011.

ARTICLE V: COMPANY EXISTENCE

The Company shall be effective upon filing of the Articles of Organization with the Kentucky Secretary of State and shall be perpetual, until its dissolution in accordance with the Company's operating agreement and the Kentucky Limited Liability Company Act.

ARTICLE VI: MEMBERS

The Company's sole Member is Mugsy Development, LLC.

ARTICLE VII: MANAGEMENT

The management of the Company is vested in its sole Member in accordance with the operating agreement of the Company. The authority of the Member shall be exercised in accordance with the Company's operating agreement.

ARTICLE VIII: PURPOSE

The purpose of the Company shall be to operate for any lawful purpose granted to the Company by Chapter 275 of the Kentucky Revised Statutes and other applicable law. The Company shall have all powers necessary, proper, convenient, or desire to fulfill and further the purposes of the Company.

ARTICLE IX: ORGANIZERS

Walker and Christine Wesdorp are the Company's Organizers.

ARTICLE X: LIABILITY

Except as otherwise provided by Kentucky law, no member, manager, agent, or employee of the Company shall be personally liable for the debts, obligations, or liabilities of the Company, whether arising in contract, tort, or otherwise from the acts or omissions of any other member, manager, agent, or employee of the Company.

WITNESSETH the following signature, hereby executes and agrees to the terms and conditions of this Agreement and declares under penalty of perjury under the laws of the state of Kentucky that the foregoing is true and correct, as of the 19 day of July 2022:

Christine Wesdorp
CHRISTINE WESDORP, ORGANIZER

07/19/22

DATE

PREPARED BY:

/s/ Madison G. Johnson

Madison G. Johnson

Dressman Benzinger LaVelle

321 W. Main Street

Suite 2100

Louisville, KY 40202

CONSENT OF INITIAL AGENT FOR SERVICE OF PROCESS

I, Christine Wesdorp, hereby agree and consent to serve as the registered agent for service of process of 335-339 Pike, LLC.

Christine Wesdorp
CHRISTINE WESDORP, REGISTERED AGENT

07/19/22
DATE