

# Certificate of Limited Partnership

A24000000546  
FILED  
October 21, 2024  
Sec. Of State  
msolomon

Name of Limited Partnership:

246 WYN LLLP

Street Address of Limited Partnership:

20900 NE 30TH AVENUE  
SUITE 200  
AVENTURA, FL. US 33180

Mailing Address of Limited Partnership:

20900 NE 30TH AVENUE  
SUITE 200  
AVENTURA, FL. US 33180

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

IVETTE H. LEON, P.A.  
13786 SW 26 STREET  
MIAMI, FL. 33175

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: IVETTE H. LEON

The name and address of all general partners are:

Title: G  
GB2 SOUTH MIAMI LLLP  
20900 NE 30TH AVENUE, SUITE 200  
AVENTURA, FL. 33180 US

Title: G  
JOTABEKA INVESTMENTS LLC  
3030 NE 188 ST., SUITE 301  
AVENTURA, FL. 33180 US

This Limited Partnership is a Limited Liability Limited Partnership.

Signed this Twenty First day of October, 2024

I (we) declare the I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: URIEL GHELMAN

General Partner Signature: JONATHAN BLUM KURTZ

The individual(s) signing this document affirm(s) that the facts stated herein are true and the individual(s) is/are 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.