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**Email Address:** dfriedman@bbxcapital.com

**FLORIDA LIMITED LIABILITY CO.  
BBX GRAND CENTRAL, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF  
BBX GRAND CENTRAL, LLC**

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The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company is BBX Grand Central, LLC (the "Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301.

**ARTICLE III - DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS**

The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.	c/o Alison W. Miller, Esq. 150 West Flagler Street, Suite 2200 Miami, Florida 33130


**ARTICLE V - MANAGEMENT**

The Company will be managed by a Board of Managers consisting of two members. The names and addresses of the initial members of the Board of Managers of the Company are:

Seth M. Wise  
401 East Las Olas Boulevard  
Suite 800  
Fort Lauderdale, FL 33301

Raymond S. Lopez  
401 East Las Olas Boulevard  
Suite 800  
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 29 day of August, 2017.

  
Alison W. Miller  
Authorized Representative

#### REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for BBX Grand Central, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

#### REGISTERED AGENT:

Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.

Dated: August 29, 2017

By:   
Alison W. Miller, Director

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