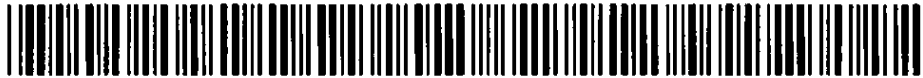


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FLORIDA LIMITED LIABILITY CO.

BBX Altra Kendall Investor, LLC

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**ARTICLES OF ORGANIZATION
OF
BBX ALTRA KENDALL INVESTOR, LLC**

The undersigned does hereby subscribe to, acknowledge and file the following Articles of Organization for the purpose of creating a limited liability company under the laws of the State of Florida.

ARTICLE I

The name of this limited liability company shall be BBX Altra Kendall Investor, LLC.

ARTICLE II

The mailing address and street address of the principal office of the limited liability company shall be 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301, with the privilege of having its offices and branch offices at other places within or without the State of Florida.

ARTICLE III

The initial registered office of this limited liability company is 1905 NW Corporate Boulevard, Suite 310, Boca Raton, Florida 33431. The initial registered agent at that address is BCRA, LLC.

ARTICLE IV

The limited liability company shall be manager-managed. The initial manager of the limited liability company is BBX Altis Projects, LLC.

ARTICLE V

This limited liability company shall commence its existence as of the filing hereof and shall exist perpetually thereafter unless sooner dissolved.

The undersigned manager and authorized representative of the limited liability company has executed these Articles of Organization as of this 20th day of April, 2022.

MANAGER:

BBX ALTIS PROJECTS, LLC,
a Florida limited liability company

By: Andrew Meran

Andrew Meran, Vice President

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2021 APR 20 PM 10:00
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TALLAHASSEE, FLORIDA

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 605.0113, Florida Statutes, the limited liability company referenced below submits the following statement in designating the registered office/registered agent, in the State of Florida.

FIRST -- The name of the limited liability company is BBX Altra Kendall Investor, LLC.


SECOND -- The name and address of the registered agent and office is:

BCRA, LLC
Lynn Financial Center
1905 NW Corporate Boulevard, Suite 310
Boca Raton, Florida 33431

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.

Dated as of the 20th day of April, 2022.

BCRA, LLC,
a Florida limited liability company

By: 
Name: Matthew M. Thompson
Title: Manager

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2021 APR 20 PM 10:00
CLERK OF SUPERIOR COURT
JULIA HARRIS, CLERK
TALLAHASSEE, FLORIDA

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