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To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : GUNSTER, YOAKLEY & STEWART, P.A.

Account Number : 076117000420 Phone : (561)650-0728 Fax Number : (561)671-2527

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### FLORIDA LIMITED LIABILITY CO. **JGR LAND TRUST LLC**

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### ARTICLES OF ORGANIZATION FOR JGR LAND TRUST LLC

(A Florida Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

## ARTICLE I - Name

The name of the Limited Liability Company is JGR LAND TRUST LLC (the "Company").

### ARTICLE II - <u>Duration</u>

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

## ARTICLE III - Nature of Business

This Company is organized for the purpose of transacting any and all lawful business.

## ARTICLE IV - Address

The initial principal office and mailing address of the Company is: 115 E Dilido Drive, Miami Beach, Florida 33139.

# ARTICLE V - Solution Initial Registered Agent and Registered Office

The street address of the initial registered office of the Company is 777 S Flagler Drive, Suite 500E, West Palm Beach, Florida 33401, and the name of the initial registered agent of this Company at that address is GY Corporate Services, Inc.

## ARTICLE VI - Management

The Company shall be manager-managed in accordance with its Operating Agreement. The initial manager shall be:

Judd Rosen 115 E. Dilido Drive Miami Beach, Florida 33139

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## ARTICLE VII - Membership Certificates

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

## ARTICLE VIII - Amendment

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

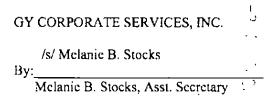
IN WITNESS WHEREOF the undersigned has executed these Articles as of the 27th day of February, 2023.

/s/ Joshua Goldglantz	
Joshua Goldglantz, Authorized Representative	

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

#### ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, GY Corporate Services, Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. GY Corporate Services, Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and states that it is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.



Dated: February 27, 2023