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Division of Corporations

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To:

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From:

Account Name : COMPUTERSHARE
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: AGRODRIGUEZ@COASTLANDCI.COM

FLORIDA LIMITED LIABILITY CO.
CR Grand Ave LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
CR Grand Ave LLC

Article II. Address

The street address of the Company's initial principal office is:
CR Grand Ave LLC
7740 SW 104TH STREET SUITE 201
MIAMI FL 33156

The mailing address of the Company's initial principal office is:
CR Grand Ave LLC
7740 SW 104TH STREET SUITE 201
MIAMI FL 33156

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Welbaum Guersney
7740 SW 104TH STREE
SUITE 103
MIAMI FL 33156

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

COASTLAND HOLDINGS
7740 SW 104TH STREET SUITE 201
MIAMI FL 33156
ADA23 HOLDINGS LLC
7740 SW 104TH STREET SUITE 201
MIAMI FL 33156
GJT PARTNERS LLC
7740 SW 104TH STREET SUITE 201
MIAMI FL 33156

Article VII. Company Existence

The Company's existence shall begin effective as of January 12, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 1/12/2024.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL

Karina Salazar Account Specialist
By: Rachel Joseph, Attorney-in-Fact
Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

CR Grand Ave LLC

REGISTERED AGENT/OFFICE:

Welbaum Guersney
7740 SW 104TH STREE
SUITE 103
MIAMI FL 33156

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

Rachel Joseph

WELBAUM GUERSNEY

By: Rachel Joseph, Attorney-in-Fact

Date: January 12, 2024.

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
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