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Florida Department of State

Division of Corporations

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To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : COMPUTERSHARE

Account Number : 110432003053

Phone : (561)694-8107

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FLORIDA LIMITED LIABILITY CO.

Powers Ferry Retail Investments LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Powers Ferry Retail Investments LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
Powers Ferry Retail Investments LLC
8212 Lynch Drive
Orlando FL 32835

Article III. Registered Agent

The name and street address of the Company's registered agent is:
The Saade Law Firm, P.A.
255 Alhambra Circle, Suite 320
Coral Gables FL 33134

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.
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 manager-managed company. The name and address of each manager is:
SALIM N. VALIANI
8212 Lynch Drive Orlando FL 32835

Article VII. Officers

The Company's officers are:

President Salim N. Valiani

Article VII. Company Existence

The Company's existence shall begin effective as of March 22, 2024.
The undersigned authorized representative of a member executed these Articles of Organization on March 22, 2024.

K. Ant

COMPUTERSHARE GOVERNANCE SERVICES INC.

Kevin Duteau, Special Manager

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Powers Ferry Retail Investments LLC

REGISTERED AGENT/OFFICE:

The Saade Law Firm, P.A.
255 Alhambra Circle, Suite 320
Coral Gables FL 33134

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.



THE SAADE LAW FIRM, P.A.

Kevin Duteau, Attorney-in-Fact

Date: March 22, 2024

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