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FLORIDA LIMITED LIABILITY CO.
Grand Road Development, LLC

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ARTICLES OF ORGANIZATION
OF
GRAND ROAD DEVELOPMENT, LLC

The undersigned authorized representative, acting pursuant to Chapter 605, *Florida Statutes*, hereby forms a limited liability company in accordance with the laws of the State of Florida and adopts the following Articles of Organization for such limited liability company:

ARTICLE I - NAME OF THE LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is: Grand Road Development, LLC

ARTICLE II - PERIOD OF DURATION; EFFECTIVE DATE

The Limited Liability Company shall exist perpetually, commencing at the date and time of filing of these Articles of Organization, as evidenced by the Florida Department of State's date and time endorsement.

ARTICLE III - MAILING ADDRESS AND STREET ADDRESS OF
THE PRINCIPAL OFFICE OF THE LIMITED LIABILITY COMPANY

The mailing address of the Limited Liability Company is 716 Via Bella, Winter Park, Florida 32789, and the street address of the principal office of the Limited Liability Company is 716 Via Bella, Winter Park, Florida 32789.

ARTICLE IV - NAME AND STREET ADDRESS OF
INITIAL REGISTERED AGENT

The name of the initial registered agent of the Limited Liability Company is Jeffrey M. Koltun. The street address of the initial registered agent is 150 Spartan Drive, Suite 100, Maitland, Florida 32751.

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

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my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, *Florida Statutes*.



Jeffrey M. Koltun

ARTICLE V - MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company. The names and addresses of the initial managers of the Limited Liability Company are as follows:

<u>Name and Address</u>	<u>Title</u>
Amir Kazeminia 716 Via Bella Winter Park, Florida 32789	Manager
Abbos Jon Roohparvar 1411 Elizabeth Drive Winter Park, Florida 32789	Manager

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ARTICLE VI - PURPOSE

The Limited Liability Company is organized for the purpose of transacting any or all lawful business for which limited liability companies may be organized under Chapter 605 of the Florida Limited Liability Company Act.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization on September 24, 2024.



Jeffrey M. Koltun
Authorized Representative