

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L24000450342
FILED 8:00 AM
October 23, 2024
Sec. Of State
cshightower

Article I

The name of the Limited Liability Company is:

GB2 DK 246 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

20900 NE 30TH AVENUE
SUITE 200
AVENTURA, FL. US 33180

The mailing address of the Limited Liability Company is:

20900 NE 30TH AVENUE
SUITE 200
AVENTURA, FL. US 33180

Article III

The name and Florida street address of the registered agent is:

IVETTE H. LEON, P.A.
13687 SW 26 STREET
MIAMI, FL. 33175

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.

Registered Agent Signature: IVETTE H. LEON

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
246 WYN LLLP
20900 NE 30TH AVENUE, SUITE 200
AVENTURA, FL. 33180 US

Title: MGR
DINK CAPITAL LLC
3323 NE 163RD STREET, SUITE O-404
N. MIAMI BEACH, FL. 33160 US

Title: MGR
FUFITO INC.
808 BRICKELL KEY DRIVE, SUITE 1002
MIAMI, FL. 33131 US

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Signature of member or an authorized representative

Electronic Signature: URIEL GHELMAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.