

**WRITTEN CONSENT
OF THE SOLE MEMBER
OF
20 NORTH OCEANSIDE OWNER, LLC**

Dated as of November 15th, 2023

THE UNDERSIGNED, being and constituting the sole member (the “Member”) of **20 NORTH OCEANSIDE OWNER, LLC**, a Florida limited liability company (the “Company”), acting pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, and the Operating Agreement of the Company, dated as of April 20, 2023, hereby adopts the following recitals and resolutions, effective as of the date hereof:

WHEREAS, the Member has previously appointed Ben Gerber (“Gerber”) to serve the Company as Vice President, Treasurer and Secretary, in each case to serve in such position until his respective successor is appointed and qualified, or until his respective earlier resignation or removal (the “Gerber Appointment”); and

WHEREAS, the Member now desires to appoint Patrick Campbell (“Campbell”) as an Authorized Signatory of the Company, with the authority specifically granted by these resolutions, to serve in such position until his successor is elected and qualified, or until his removal with or without cause (the “Campbell Appointment”); and

WHEREAS, the Member desires to authorize Campbell to act on behalf of the Company as an Authorized Signatory of the Company, to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve, or implement the development of the Project, as set forth on the attached Exhibit A (collectively, the “Development Actions”).

NOW, THEREFORE, BE IT RESOLVED, that the undersigned hereby ratifies the Gerber Appointment; and be it further

RESOLVED, that the undersigned hereby authorizes, ratifies, confirms, approves and consents to: (i) the Campbell Appointment; and (ii) Campbell’s undertaking the Development Actions on behalf of the Company; and be it further

RESOLVED, that all acts and things heretofore done by Gerber or Campbell on behalf of the Company, on or prior to the date hereof, that would have been authorized had the foregoing resolutions been effective at such time be, and the same hereby are, in all respects ratified, confirmed, approved and adopted as acts on behalf of the Company; and be it further

RESOLVED, that for the purpose of clarifying the preceding resolutions, effective as of the date first written above, the officers of the Company are as follows:

Jorge M. Perez

Chairman and Chief Executive Officer

| | |
|------------------|---------------------------------------|
| Jon Paul Perez | President |
| Matthew J. Allen | Vice President |
| Ben Gerber | Vice President, Treasurer & Secretary |

And be it further

RESOLVED, that any and all actions heretofore or hereafter taken by any of the officers within the terms of the foregoing resolutions be authorized, adopted, approved, ratified and confirmed in their entirety as the acts and deeds of the Company; and be it further

RESOLVED, that signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures; and be it further

RESOLVED, that this Written Consent may be executed in one or more counterparts, each of which shall be deemed an original, but together shall constitute the same instrument; and signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this written consent effective as of the date first above written.

SOLE MEMBER:

20 NORTH OCEANSIDE HOLDINGS, LLC
a Florida limited liability company

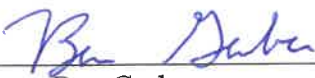
By: 
Name: Ben Gerber
Title: Vice President

EXHIBIT "A"

DEVELOPMENT ACTIONS

1. Execute proposals from consultants, vendors, architects, designers, and contractors, and any other agreements and documents deemed necessary to facilitate the real estate development objectives of the Company, not exceeding an aggregate amount of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) each.
2. Execute necessary and appropriate permit applications and certifications to city, county, state and federal governments and regulatory agencies concerning the development process.
3. Execute real estate purchase and sale contracts, as seller, for third party condominium unit buyers.

However, such action shall not include the execution of any document which serves to encumber title of property owned by the Company, including but not limited to mortgages, security or debt instruments, and easements.