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Florida Department of State

**Division of Corporations
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**FLORIDA LIMITED LIABILITY CO.
LUCERNE JOINT VENTURE LLC**

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SECRETARY OF STATE
TALLAHASSEE, FL

**ARTICLES OF ORGANIZATION
FOR
LUCERNE JOINT VENTURE LLC**

A FLORIDA LIMITED LIABILITY COMPANY

The undersigned, acting as the organizer of LUCERNE JOINT VENTURE LLC, under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is LUCERNE JOINT VENTURE LLC.

**ARTICLE II
INITIAL PRINCIPAL OFFICE**

The street address and mailing address of the initial principal office of this Company is 903 Thunder Trail, Maitland, Florida 32751.

**ARTICLE III
REGISTERED OFFICE ADDRESS.
INITIAL REGISTERED AGENT**

The address of the initial registered office of this Company is 329 Park Avenue North, Second Floor, Winter Park, Florida 32789, and the name of the initial registered agent of this Company at that address is WHWW, INC., a Florida corporation.

**ARTICLE IV
DURATION**

The Company's existence shall commence upon the acceptance of these Articles of Organization by the Secretary of State, and it shall exist perpetually thereafter unless dissolved according to law or the Company's Operating Agreement.

ARTICLE V
MANAGEMENT

The Company shall be managed by the Members of the Company as provided in the Company's Operating Agreement. The initial Members of the Company shall be JAMIE BARATTI, JOHN WORRELL and THE LAUFER GROUP LLC, a Delaware limited liability company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 13th day of August, 2019.


DAVID LAUFER, Organizer

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 as provided in Chapter 605, Fla. Stat.

WHWW, INC., a Florida corporation

By: 
Michael P. Carolan, Vice President

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