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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : WARD, DAMON & POSNER, PA.
Account Number : 072262000447
Phone : (561)842-3000
Fax Number : (561)842-3626

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: mjposner@warddamon.com

**FLORIDA LIMITED LIABILITY CO.
F & T Properties of Palm Beach, LLC**

Certificate of Status	0
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ARTICLES OF ORGANIZATION

F & T PROPERTIES OF PALM BEACH, LLC

THE UNDERSIGNED, pursuant to the Florida Revised Limited Liability Company Act, adopts the following Articles of Organization for such Limited Liability Company:

ARTICLE I - NAME

The name of this Limited Liability Company is:

F & T Properties of Palm Beach, LLC

ARTICLE II - DURATION

The duration of this Limited Liability Company is perpetual.

ARTICLE III - PURPOSE

The purpose for which this Limited Liability Company is organized is to engage in any lawful act or activities for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE IV - MAILING ADDRESS OF LIMITED LIABILITY COMPANY

The mailing address of the business of this Limited Liability Company is 799 N Military Trail, West Palm Beach, Florida 33415, and the principal place of business of this Limited Liability Company is 799 N Military Trail, West Palm Beach, Florida 33415.

ARTICLE V - INITIAL REGISTERED OFFICE/REGISTERED AGENT

The street address of this Limited Liability Company's initial registered office in Florida is 4420 Beacon Circle, West Palm Beach, Florida 33407, and the name of its initial registered agent at that address is Ward Damon Business Services, LLC.

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TALLAHASSEE, FLORIDA

Prepared by: Michael J Posner, Esq.
4420 Beacon Circle, Suite 100
West Palm Beach, Florida 33407

Bar No: 525685 ♦ Phone: 561.594.1452

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ARTICLE VI - MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is therefore a manager - managed limited liability company. The name and address of the initial manager is as follows:

Frank Giustiniani 799 N Military Trail
West Palm Beach, Florida 33415

DATED this 25th day of August, 2020.

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TALLAHASSEE, FLORIDA

Michael J Posner

By: _____

Michael J Posner, Organizer

(In accordance with Florida Statutes §605.0205(3) the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are accurate.)

STATE OF FLORIDA)

) ss:

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this 25th day of August, 2020, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, by means of [XX] physical presence or [] online notarization, Michael J Posner, [XX] to me known to be the person described in or [] who has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that s/he executed the same for the purposes therein expressed.

[Signature]

My Commission Expires:

Notary Public, State of Florida

Prepared by: Michael J Posner, Esq.
4420 Beacon Circle, Suite 100
West Palm Beach, Florida 33407
Bar No: 525685 ♦ Phone: 561.594.1452



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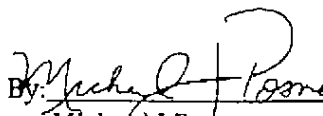
**CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

ACKNOWLEDGMENT:

Having been named as registered agent and to accept service of process for **F & T Properties of Palm Beach, LLC**, at the initial registered office of the Limited Liability Company in this State designated in its 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 for in Chapter 605, Florida Statutes.

Date: August 25, 2020.

Ward Damon Business Services, Inc.

By: 
Michael J Posner,
Managing Member
4420 Beacon Circle
West Palm Beach, Florida 33407

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