

**120000366329**

## Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

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## FLORIDA LIMITED LIABILITY CO.

## WAGAR PROPERTIES, LLC

Certificate of Status	1
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J. FASON

DEC 03 2020

**ARTICLES OF ORGANIZATION**  
**FOR**  
**FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Limited Liability Company is: *(Must end with the words "Limited Liability Company," "LLC," or "LLC.")*

Wagar Properties, LLC

**ARTICLE II - Address:**

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

940 NE 95 Street  
Miami Shores, FL 33138

**ARTICLE III - Registered Agent, Registered Office:**

The name and the Florida street address of the registered agent are: *(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)*

M&M RA SERVICES, LLC,  
3001 SW 3rd Avenue, Miami, Florida 33129

**ARTICLE IV-**

The name and title of each person authorized to manage and control the Limited Liability Company:

Kirk Wagar, Manager

This Limited Liability Company is Manager-Managed, and the authority of the Manager to bind this Limited Liability Company is limited as provided in its Operating Agreement.  
The Limited Liability Company appoints Kirk Wagar as Manager

**Required Signatures:**  
**Signature of a member or an authorized representative of a member.**

In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any 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.

Kirk Wagar

**Typed or printed name of signee**

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 as provided for in Chapter 605, F.S..

  
**Registered Agent's Signature (REQUIRED)**

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