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**FLORIDA LIMITED LIABILITY CO.
WAGNER REAL ESTATE HOLDINGS, LLC**

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**ARTICLES OF ORGANIZATION
OF
WAGNER REAL ESTATE HOLDINGS, LLC
a Florida Limited Liability Company**

The undersigned, pursuant to the provisions of Chapter 605 of the Florida Statutes, for the purpose of forming a Limited Liability company under the laws of the State of Florida do set forth the following:

ARTICLE I — Name:

The name of the Limited Liability Company is: **WAGNER REAL ESTATE HOLDINGS, LLC**

ARTICLE II - Purpose:

The Limited Liability Company is organized to engage in any business permitted by the Florida Statutes and may purchase, acquire, buy, sell, mortgage, own, trade in, hold, develop, lease, manage, subdivide and otherwise deal in and with real property and improvements thereon and to engage in such other lawful activities as are reasonably necessary or incidental to that purpose.

ARTICLE III — Address:

The mailing address is 1361 Boxwood Drive, E., Hewlett, NY 11557, and the street address of the principal office of the Limited Liability Company is 1361 Boxwood Drive, E., Hewlett, NY 11557.

ARTICLE IV - Registered Agent:

The name of the registered agent for WAGNER REAL ESTATE HOLDINGS, LLC is Matthew Herman, and the street address where the registered agent is located is 3020 NE 32nd Avenue, #226, Fort Lauderdale, FL 33308.

ARTICLE V — Management:

The Limited Liability Company is to be managed by the Manager and the name and address of the Manager is Eric Wagner, 1361 Boxwood Dr., E., Hewlett, NY 11557

ARTICLE VI — Admission of Additional Members:

Members shall have the right to admit new members by unanimous consent.

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IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 2ND day of MARCH, 2021.

Matthew F. Herman
MATTHEW HERMAN, Agent for Manager

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as Registered Agent to accept service of process for **WAGNER REAL ESTATE HOLDINGS, LLC**, at the place designated in the foregoing 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 the Florida Limited Liability Company Act 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.

Dated MARCH 2ND, 2021.

Matthew F. Herman
MATTHEW HERMAN, Registered Agent

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