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Florida Department of State  
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To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : JONES FOSTER P.A.  
Account Number : 076077003231  
Phone : (561)650-0471  
Fax Number : (561)650-5300

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

Email Address: lalexander@jonesfooster.com

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**FLORIDA LIMITED LIABILITY CO.  
Wellington Property Holdings, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
WELLINGTON PROPERTY HOLDINGS, LLC**

The undersigned hereby acknowledges these Articles of Organization for the purpose of forming a Limited Liability Company under the Florida Revised Limited Liability Company Act, Chapter 605, Laws of Florida.

**ARTICLE I**

**Name**

The name of the Limited Liability Company is WELLINGTON PROPERTY HOLDINGS, LLC.

**ARTICLE II**

**Address**

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

888 Seventh Avenue, 16<sup>th</sup> Floor  
New York, NY 10106

**ARTICLE III**

**Registered Agent and Registered Office**

The name and the Florida street address of the Registered Agent are:

JONES FOSTER SERVICE, LLC  
505 SOUTH FLAGLER DRIVE  
SUITE 1100  
WEST PALM BEACH, FL 33401

**ARTICLE IV**

**Management**

The Limited Liability Company will be manager-managed. The Manager has the authority to:

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1. Execute an instrument transferring real property held in the name of the Limited Liability Company; and
2. Enter into transactions on behalf of, or otherwise act for or bind, the Limited Liability Company.

**ARTICLE V**

**Manager**

The name and address of the person authorized to manage and control the Limited Liability Company is as follows:

McCourt Global, Inc.  
 888 Seventh Avenue, 16<sup>th</sup> Floor  
 New York, NY 10106

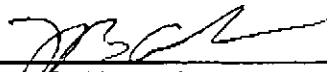
**ARTICLE V**

**Commencement**

The Limited Liability Company shall commence its existence upon filing with the Secretary of State of the State of Florida.

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.

Date: March 10, 2022

  
 \_\_\_\_\_  
 Larry B. Alexander  
 Authorized Representative

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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**


Pursuant to the provisions of Section 605.0113, Florida Statutes, this Limited Liability Company submits the following statement to designate a Registered Office and Registered Agent in the State of Florida:

That WELLINGTON PROPERTY HOLDINGS, LLC, desiring to organize under the laws of the State of Florida, has named JONES FOSTER SERVICE, LLC, located at the Registered Office of the Limited Liability Company at 505 South Flagler Drive, Suite 1100, West Palm Beach, Florida 33401, as its Registered Agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

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.

JONES FOSTER SERVICE, LLC, Registered Agent

By   
Larry B. Alexander, Manager

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